

SOMERSET COMMUNITY ASSOCIATION
Annual General Membership Meeting Minutes
Thursday, January 21, 2021

ATTENDEES: The SCA Board members and a total of 43 SCA members attended the virtual Zoom meeting.

HANDOUTS: Agenda, 2020 General Meeting Minutes, Proposed 2021 budget, Balance Sheet as of 12/31/20, Speaker Contact List, and New Board Member biographies were provided via the website for attendees to download.

CALL TO ORDER: President Francis Brito called the meeting to order at 7:04 pm.

WELCOME: Francis Brito (SCA President) started the meeting by welcoming all attendees. He stated that we have received enough proxy documents to have a quorum for this Annual General Meeting. Francis provided an overview of the Agenda/SCA 2020 activities, introduced current Board members, and thanked our outgoing Board members for their service.

APPROVAL OF MINUTES: Francis gave a brief review of the minutes and there being no questions, Mary Lee moved to approve the minutes from the last Annual General Membership Meeting on January 17, 2020, Caroline Farrell/Kevin Killeen both seconded the motion, a vote was taken, and the minutes were unanimously approved.

BOARD ANNOUNCEMENTS: Diane Fern (VP/CRC Chair) introduced the new members of the Board of Directors being elected tonight: Charles Bofferding, Yiyi Guo, Kristen Iversen, Allan Yeung, and two returning Board Members: Marie Veith and Sue Sander. In 2020, SCA had ten Board members but our Bylaws allow for between 12 and 15.

CRC REPORT: Diane next gave a brief overview of this year's activities by the Covenant Review Committee ("CRC"). The CRC handled approximately 30 cases, mostly dealing with remodels, paint colors, new decks, and view infringements. The CRC has been functioning with fewer than the required five members and she is glad to have new Board members who are interested in participating. Diane thanked Sean Cox for agreeing to continue working on the CRC now that his term on the Board is complete, and she asked that community members consider serving on the committee. She also stated that a goal of this coming year is to make Somerset residents more aware of our Covenants via increased communications and distribution of SCA Welcome Packages.

TREASURER'S REPORT: Marie Vieth (Treasurer) stated that (pursuant to the Bylaws), a review of the 2019 financial records was conducted and they were found to be kept in good order. She next reviewed the proposed budget for 2021. Our estimated expenses for 2021 are lower than last year since the Directory will not be published this year. Also, in an attempt to encourage membership, SCA has reduced the annual dues by \$5 to \$75 and will not be passing on the extra charges for online payment to members. The proposed budget for 2021 anticipates that we will generate \$77K in revenue and have \$75K in expenses (the largest expenses are for landscape maintenance and insurance coverage) with a surplus of around \$1,800. There was a surplus of \$14,000 in funds

remaining at the end of 2020. Also, as mentioned in the Balance Sheet, SCA owns the area on both sides and behind the Entrance Island, which is valued at \$7K. Charlie Bofferding moved to accept the 2021 budget as proposed and Kevin Killeen seconded the motion. A vote was taken, and the 2021 budget was unanimously approved.

EMERGENCY PREPAREDNESS REPORT: Pete Mansfield (Emergency Preparedness Committee Chair) provided a quick overview and suggested ideas on how to be more resilient in an emergency situation. In 2020 at the start of the COVID-19 Pandemic, he provided information on the SCA websites and posted signs to help residents stay healthy, obtain information, and ask for/offer help. He is looking for community volunteers who might want to become “Block Captains” for their street and/or adjacent streets to help provide emergency preparedness support/services in our community. He gave an update on the July fire on the PSE transmission line in our community. Pete also helped with some other troublesome issues in the neighborhood due to visitors parking on streets with views, leading to littering, property damage, and drug use. The SCA has been supporting the residents and communicating about this issue with the City of Bellevue and Police Department.

As we move into 2021, Pete stated that he hopes to have an Emergency and Disaster Readiness Meeting which will focus on preparedness and safety in Somerset later in 2021. Please contact Pete if you are interested in helping on the Emergency Preparedness Committee.

GUEST SPEAKERS:

SOMERSET RECREATION CLUB REPORT: Michael Ketchum (SRC Board President) provided an overview of 2020 and projected 2021 activities at the SRC. In January and February 2020, SRC rented out the pool to swimmers. In March, the facility was shut down and they finished construction work including demolition of the Snack Shack. In September, they reopened to lap swimming by appointment and now are renting lanes to swim team organizations to provide lessons. SRC has managed to stay solvent this year and hopes to be open for Summer 2021. They also are uncertain about the Midlakes Swim Team program. Additionally, they plan to redo the pump room, replace the electrical system, and install a new slide once the design is approved.

CENSE: Don Marsh (President) gave us an update on CENSE’s work in opposition to PSE’s Energize Eastside project. CENSE volunteers have been working on this community issue for seven years and it has now been delayed for over four years. Demand for electricity has decreased and need for the project has disappeared. He also provided us with the top four ongoing developments:

1. CENSE appealed the City Examiner’s decision to King County Superior Court and they rejected their request to deny the project.
2. CENSE then appealed to Washington State Superior Court, which appeal is still under consideration.
3. There has been a 300-600% increase of outages in the Somerset area over the last decade, and the Energize Eastside project would not have prevented any of those outages from occurring. Also, PSE has reduced its commitment to maintenance, technology, and tree

pruning. The City of Newcastle recent analysis has provided findings that state there is no winter need for the system and PSE's EIS did not research solar, battery, and other options for summer outage scenarios.

4. The solution is to use technology that is cost effective and provides environmental protection/preservation of the corridor. CENSE is currently subpoenaing Newcastle information. In April/May in 2021, there will be a public hearing which will be the "last chance" to submit comments for the record.

Don concluded by stating that CENSE thanks SCA for its financial support and community protection for our neighbors, environment, and property values. He also requested that community members consider donating to CENSE on the SCA membership form or on the CENSE website.

QUESTIONS/ANSWERS, OTHER BUSINESS, and SUMMARY:

The Meeting Attendees were offered the opportunity to ask questions of the SCA Board members and guests. The following is the list of Questions and Answers provided.

1. ***Where does much of the SCA Budget go to?*** Diane pointed out that the budget documents are available for download and review. Marie stated that the largest expenses were the landscape maintenance costs for our entrance, sign areas, and the area next to Somerset Elementary School along 143rd; as well as the quarterly Somerset Sun newsletter, Biennial Directory, and our donation to CENSE.

2. Michael Ketchum - ***What type of engineer do you need for the design of the new slide?*** Community members suggested that the SRC needs a civil engineer to certify the design plans in order to finalize the approval from the City of Bellevue.

3. ***What is the threshold to report to the City when there are street visitors- what is permissible and/or permitted?*** Pete stated that it is OK to look at the view and take photos in or outside a vehicle. But the visitors must be "peaceful". They cross the threshold when blocking traffic or sitting on the back of cars and drinking. If any of these situations occur, call 911 and ask for help; it will increase patrols in our neighborhood.

4. Don Marsh - ***Given climate change and the trend of replacing gas furnaces with electric heating/cooling, won't that increase electricity use?*** Don has worked on PSE's long-term "Integrated Resource Plan" for at least six years, so he has some idea of what PSE is planning to do to respond to Washington's new "Clean Energy Transformation Act," which requires 100% renewable energy by 2045. A lot is happening. For example, PSE has committed to closing its remaining coal-burning generators by 2025. As we transition from fossil fuels to electricity, especially for our cars and control of building temperature, our overall consumption of electricity is likely to rise. But the critical factor, for Energize Eastside and other grid infrastructure, is not just *how much* electricity we use, but *when* we use it. There are policies and technologies to make sure we don't have big spikes of consumption that cause problems. Being smarter eliminates the need for an over-built transmission line which is only useful during a few hours per year at

most. We want PSE to be smart and cost-effective, while improving the reliability of our electricity. It can be done!

At the conclusion of the Q & A session, attendees were reminded that our website has a list of emails and contact information for any additional questions. Francis thanked everyone again for attending the 2021 Annual General Membership Meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

Sue Sander

Secretary