

Coffee Creek Board Meeting  
Coffee Creek Coffee House  
June 17, 1999  
7:00 PM

1. The meeting was called to order by President JoAnn Hill at 7:18 p.m.
2. President Hill as interrupted by Paul Gehl making a statement that included several allegations of wrongdoing on the part of the board of directors past and present, he wanted to be placed on the agenda, wanted a hearing, etc. He contended that the meeting as not legal as per RCW 64.34-332 on meeting requirements for Condominiums. (Ron and other board members read this RCW and it is obvious that this RCW pertains to Association Meetings, annual Association Meetings and any Association Meetings that may amend or change the by-laws of a Condo Association. **This meeting is a meeting of The Board of Directors of the Association, and the Board Meetings are regulated by Rules established by the Association or the Board, to govern their meetings.**)
3. President Hill told Paul that he was out of order, and the directors were going to proceed with the agenda.
4. The previous meetings minutes were approved as mailed and posted.
5. Ron Jorgenson gave the treasurer's report indicating that the financial statement together with expenditures were consistent with budgeted items, and there are no obvious anomalies or increased expenditures not anticipated.
6. Ed Harrison gave us an update on Unit # 4, indicating that it had been cleaned up, repairs had either been made or were to be completed shortly. Ed shared the costs to date for repairs, and submitted a bill for payment for cleaning services. Ron Jorgenson commented that the cleaning costs were very nominal for the work done.
7. The board read a letter from the former tenant, Jeff Kiser claiming that what is owed is not appropriate. His major contention was that the board as landlords had done nothing for "ants" on the premises, when in fact, the Association paid \$300+ for ant treatment of the unit. The board consensus was that the letter was wholly without merit, and we should pursue collection of this including sending it to collection if necessary.
8. Audit Update - The board read the letter from Walt Sellers, C.P.A. The nuts and bolts of the letter is that the Auditor is having a difficult time getting any response from our former property management firm, Caldwell Associates, to verify and to receive a number of items of financial data, without which it is difficult to complete the audit. Ron Jorgenson noted that there is a closed sign on his place of business on East Pioneer. Mr. Sellers indicates that the audit will be completed post-haste upon receipt of some final financial data.
9. Ed's Report
  - A. The old dock has been hauled out. The contractor subbed out the haul out and

disposal to another party. Ed had to pay the party, and submitted statements reflecting those payments. The fees paid are consistent with the haul out costs in our master contract.

- B. Landscaping - Ed determined that our landscaper was not doing all of their contracted work, and reduced the fees to the landscaper to reflect that.
  - C. Units 33,34,35,36 wish to replace existing garage doors with insulated metal doors. It was moved, seconded, and approved by the board. This will be a quality improvement.
  - D. Bakke, Unit 35, roof extension over patio, to the edge of the patio. Mr. Bakke presented detailed plans at our last meeting to complete this project. It was moved seconded, and approved to allow this improvement. The owner's of 34 and 35 concur with this request.
  - E. Basketball Hoop has been vandalized. It was moved, seconded and approved to rebuilt the hoop one more time, and Ed will solicit the parties who utilize the hoop and court to manage the use of the court.
  - F. Unit #30 requested to replaced and extend the size of his deck. It was moved, seconded, and passed that the association will replace any rotten understructure of the existing deck, the owner will bear the expense of the ad on.
10. RV Parking
- A. Claxton, Mr. Ed Claxton, Jr. Met with the board, and requested until July 31, 1999 to have his motor home removed from the premises. The board moved, seconded and approved of this.
  - B. Nelson - board moved, seconded, and approved that we secure a title through the lost title process, and sell this boat.
  - C. Henry - trailer- board moved, seconded, and approved the removal of this vehicle.
11. Ron Jorgenson moved that the board calendar shall be set for the year 1999 and 2000, and the Board of Directors of Coffee Creek shall meet every third Thursday of each calendar month, at the Coffee Creek Coffee House at 7:00 p.m., and said calendar shall be mailed to all owners of Coffee Creek condominiums. This motion was seconded and approved unanimously.
12. The next regular meeting of The Coffee Creek Condominium Board of Directors shall be: July 15, 1999, at 7:00 p.m., at the Coffee Creek Coffee House.
- 13.. The meeting was adjourned.

Respectfully Submitted in the  
absence of Arlee Chamblin, Secretary  
by Ron Jorgenson