

COFFEE CREEK CONDOMINIUMS

Meeting Minutes - August 19, 1999

Monthly HOA Meeting

The monthly meeting of Coffee Creek HOA was called together. Those Board members present included JoAnn Hill, Petra Lippa and Ed Harrison. Absent was Ron Jorgensen and Arlee Chamblin. John Boyle present from management company.

The minutes from July 15th, 1999 meeting were read and the following amendment was added:

Old Business: JoAnn opened old business by referring to the Right of Way issue. The owners of units #1-10 who would be directly effected were notified in writing to attend the meeting to discuss the impact of the proposal. John asked how many of the Owners of units between one and ten were present. Two were present, Steve Smith of unit #1 and Kurt Angel of unit #7.

Discussion was initiated by Kurt Angel who discussed the fact that he was concerned about the impact of his property. It was clarified from JoAnn that the \$8,000 received from the county for the condemnation would directly be used for sound improvements to these ten buildings. Kurt was concerned that this would not be enough and that the Board might have to consider using reserve funds to create a buffer zone. He quoted the Declaration section 8.2.11 states that the Board may have to "restore" that common area to benefit those owners. The Board discussed options of the buffer including sound walls, buffer fencing, landscape improvements and brick landscape walls. It was in agreement that any reasonable solution to the problem would be considered. JoAnn asked Kurt if he would be willing to assist in creating a task force for looking into the problem and he declined. JoAnn would look into different options and that anyone willing to help research options would be very helpful.

The July minutes were accepted as read with the above amendment.

Treasurers Report as of July 31st:

Current Operating account balance:	\$ 6,044.34
A.G. Edwards Insurance Reserve	\$15,824.32
A.G. Edwards Budget Reserve	\$44,189.60
TOTAL FUNDS	\$66,058.26

Treasurers report approved as read. The next item of discussion was what the management company was doing to collect back dues. John mentioned that liens had been filed and small claims action had been scheduled. John presented the 1998 Association Audit to the Board. A copy was being forwarded to the Treasurer for review (Ron). John discussed the asset account verification. John presented the Board with the August 2nd letter from Quail & Mickelson regarding deficiencies and improvement recommendations for the Association. John said that the adjusting journal entries from Quail & Mickelson would balance the deficient balance sheet forwarded from 1998. JoAnn reviewed and signed the 1998 tax return (form 1120).

The sale of unit #4 was discussed next. The Board had accepted a full price offer (\$85,000) and final steps were being taken to close the transaction. John discussed a list submitted by buyers

inspector on corrections needed before closing. One of the items was sealing the back deck prior to closing had been waived because the Association has contracted to paint all decks next year along with finishing the buildings off. The checklist items would be completed prior to closing. Any dry rot or water damage on the deck would not be included. This lead to the discussion about the 2nd phase of painting. All the ramblers in the lagoon area were now completed. Ed asked John if he received the final billing from the painters. John said that he had not received it. John and Ed completed a walk through on August 6th and submitted a final list to the Board and painter.

There was a bid presented by Automated Gates by Porter for gate preventive maintenance. This bid was tabled until Ed Harrison can get competitive bids.

JoAnn asked John why Lanny Gilstrap had not been paid his \$122 for deck reimbursement. John said that he would talk to Carol as to why that had not been done.

The discussion of the new Dock came up. Good reviews from all residents! Ron Jorgenson was not present to offer his report on the dock spacers which were a concern because of the possible liability. Ed Harrison said that he would work on putting the Dock gate in.

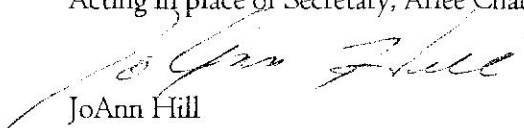
JoAnn brought up the fact that the growth near the creek bridge had not been cut back. There was discussion as to whether or not this area had been done in the past. Ed agreed that he would take care of this area.

Ed Harrison discussed things that needed to be done around the property. He would soon be resealing the docks with a sealer. He would start pressure washing the docks soon after he would cut back the creek area. The tennis court had been pressure washed in August. Ed has made arrangements to have the work on the bulkhead completed and that work would begin sometime in September.

Ted Bakke discussed that he would re-stain his deck in order to comply with the covenants.

Meeting Adjourned

Acting in place of Secretary, Arlee Chamblin



JoAnn Hill
President