

COFFEE CREEK CONDOMINIUMS
BOARD OF DIRECTORS MEETING
OCTOBER 21, 1999

BOARD MEMBERS PRESENT: Petra Lippa, Ron Jorgenson, Ed Harrison, Arlee Chamblim
BOARD MEMBERS ABSENT: JoAnn Hill
HOMEOWNERS PRESENT: Beth & Kevin Cornelius & Daughter Amy, Ken & Connie Lind, Don Gahan, Ted Bakke
PROPERTY MANGER PRESENT: John Boyle, Carol Sittler
MEETING CALLD TO ORDER: 7:10pm by Petra Lippa, Vice-President
M/S/A to accept September minutes as written

TREASURER'S REPORT: (as of September 30, 1999)
Current Operating Balance: \$ 77,515.76 (monies from the sale of unit #4 have been placed in this account until further advice from community accountant).
Insurance Reserve: \$ 14,309.08
Budget Reserve: \$ 24,569.65
Total Funds Available: \$ 116,394.49
After a few questions from Ron, treasurer, (he reported we are on track with the 1999 budget) M/S/A to accept Treasurers Report.

MANAGER'S REPORT:

***SMALL CLAIMS FILED ON #14** – Ron Jorgenson, Treasurer, will sign & notarize papers needed to complete process.

***2000 PRELIMINARY BUDGET-** Great West presented a preliminary 2000 budget to the board to review. Great West Management suggested a dues increase to \$184.00 to cover the regular expenses. This will be discussed further at the next board meeting.

***10- YEAR PLAN** – 10-Year Plan (rough draft) was discussed by homeowners. Great West Management prepared the rough draft. John Discussed that this plan is a start and the Board should determine whether an outside source should estimate the capital replacement items over the next ten years or the Board should appoint a committee of Homeowners to work on the estimations. This rough draft will be sent out to each homeowner for them to review. M/S/A to appoint 5 or 6 homeowners to be on the 10 year planning committee. At the Nov. meeting, the 10-year plan will be discussed in detail. At the January Meeting, it will be voted on and the final Plan will be presented at Annual Meeting in March. Ron Jorgenson, Treasurer, has agreed to be on this committee. If you are interested in being a part of this committee, please contact Ron.

***PROPERTY INSURANCE INCREASE** – State Farm has brought it to our attention that as of the renewal date – 12/31/99 there will be a premium increase of \$282.00 a year. John Boyle suggested we get competitive bids from other Insurance Agencies. We will do this and bring the information next meeting.

***TRANSFER OF UNIT #4 SALE PROCEEDS TO RESERVE ACCOUNT** –Base on the advise of our accountant (Walt Sellers CPA), we took the sale proceeds out of the operating account and deposited them into the maintenance reserve account. The Treasurer (Ron) gave GWM permission to transfer funds in a letter dated September 30th, 1999. The reason for this was that we needed to have the funds in an interest bearing account. After the accountant determines capital gains on the sale of unit #4, and we develop a solid capital improvement plan, we will determine what to do with the remainder of funds.

***RIGHT OF WAY UPDATE** – Ken Lind, wrote a letter to Pierce County Public Works, concerning the expansion of Spanaway Loop Road, and they have been very cooperative in sharing what information they have with us. If you are interested in reading this letter, Ed Harrison has a copy of it. A BIG Thank you to Ken for doing this and agreeing to keep us up to date on this issue.

MAINTENANCE REPORT:

***BULKHEAD IS FINISHED** – Farrell Construction completed the bulkhead. Ed paid Miles Concrete for the concrete needed, he has been reimbursed. Extra work was involved because of the angle of the cement truck and the weight on the form boards. Misc. repairs on the boat launch were also completed. A BIG Thanks.

***SEWER PROJECT UPDATE** – This is a Huge Project and will probably not be completed until the middle of next year.

***APPROACH TO NEW DOCK** – Ed will put a new gravel walkway to the new dock!

***SPACERS ON NEW DOCK** – M/S/A to install 2x4 spacers between each section.

***NEW POINT** – Ed would like some input from homeowners as to what to put in the graveled area by Unit #24 (fireworks area). We are in desperate need of homeowners to get on the Landscaping Committee. THANK YOU BETH for volunteering.

WE ALSO NEED HOMEOWNERS TO GET ON THE ARCHITECTURAL COMMITTEE – IF YOU WOULD BE WILLING TO HELP AND HAVE SOM EXPERTISE, OR INTEREST, IN EITHER LANDSCAPING OR ARCHITECTURE, PLEASE CONTACT A BOARD MEMBER!!!

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OLD BUSINESS:

***ROOF SHINGLE MATCH** – This matter has been tabled until the next board meeting to give board members a chance to look at the problem. In the mean time, Mr. Bakke will need to check into the information given to him by John Boyle, in purchasing roofing that will better match existing roof. Roofing that matches current is called "Timber Blend". It is a Pabco product and can be obtained at Hugh McNiven Roofing Supply on 48th and S. Adams.

***BASKETBALL HOOP** – Ed will get on this project. He has had many other top priority items.

***PETS** – Ed reported the animals are getting to be a problem. CATS – many of them, we feel do not even live here. DOGS – Owners are not picking up after them and the other homeowners are complaining. M/S/A that cats (running loose) & dogs (not on a leash) will be trapped and taken to the Humane Society. PLEASE READ YOUR RULES & BE CONSIDERATE OF YOUR NEIGHBOR!!!!

NEW BUSINESS:

***R.V. Lot** – We are about full capacity. A suggestion was made for the 10-Year Plan Committee to take a look at the R.V. Parking situation and also the parking problem (in general).

***NEW ITEMS OF BUSINESS – ALGEA IN LAKE** – Because of the restriction to use chemicals, and the deposit from the geese! We have again come under the conclusion that this is a difficult situation. One thing we as homeowners can do is NOT feed the geese, especially bread, as that gives them an added layer of fat and they do not want to (or can not) fly south for the winter.

A special thanks to the people who attended the meeting, signed up for a committee, and gave their input. We really appreciate the participation!

MEETING ADJOURNED

Arlee Chamblin, Secretary

