

COFFEE CREEK CONDOMINIUMS
BOARD OF DIRECTORS MEETING

JANUARY 20, 2000 -- 7 p.m.

BOARD MEMBERS PRESENT: JoAnn Hill, Ed Harrison, Petra Lipka, Arlee Chamblin

BOARD MEMBERS ABSENT: Ron Jorgenson

PROPERTY MANAGER PRESENT: John Boyle

MEETING CALLED TO ORDER: 7:05 p.m. by JoAnn Hill, President

M/S/A to accept November minutes as written

TREASURER'S REPORT: (as of Jan. 17, 2000) given by John Boyle

Current Operating Balance: \$ 5,437.89

Insurance Reserve: \$ 13,387.75

Budget Reserve: \$101,001.80

Total Funds Available: \$119,827.44

M/S/A to accept Treasurers Report.

MANAGERS REPORT:

* BUDGET/10 YEAR PLAN - John Boyle, Ron Jorgenson & JoAnn Hill will meet to finalize the Budget for this year and also discuss the 10 year plan. If you are interested in meeting with them, contact Ed Harrison to get the date & time.

*GATE PROGRAMMING - Carol Sittler will Review the HOW TO OPERATE BOOK, and reprogram the gate. Ed will program to gate to be open early in the morning when people are leaving for work and also in the evening when people are returning. This will cut down on the opening/closing of the gate and hopefully save us some money in repairs.

*COFFEE CREEK HANDBOOK UPDATE - Connie Lind #4 has agreed to review the handbook and point out any changes or corrections that need to be made. Thank You Connie!!!

*CHIMNEY INSPECTION/CLEANING PROPOSAL - M/S/A to accept a proposal from THE CHIMNEY SPECIALISTS for a Safety Inspection & Sweep at a price of \$39.95 each (+ tax). We do not think we will need to inspect more than 20 to 25 condos, as many Homeowners have gas inserts or do not use their fireplace. Ed will do an exact count of which ones are used and need to be checked.

*INSURANCE RENEWAL - We did get bids from other Insurance Companies but no one could beat State Farms price so we will be renewing our contract with them. Wendy Thomas is our new State Farm Agent and her phone # and address will be provided in the next newsletter.

MAINTENANCE REPORT:

*SEWER PROJECT UPDATE - They are probably 2 or 3 weeks away from completion.

*NEW GAS LINE / ENTRYWAY UPDATE - As you have probably noticed, at times, they have had our entrance blocked. If you just wait a minute & be patient, they have agreed to be considerate of us Coffee Creek Homeowners. The other day when I was leaving they had me blocked in, but within probably a minute they had backed up their equipment and let me out. I was very appreciative as I'm usually running late!!!

*GUTTER CLEANING - M/S/A to accept the verbal bid (not to exceed \$595.00) from DAN'S GUTTER CLEANING to clean our gutters. They have cleaned our gutters in the past and have done a very good job. Ed will get a written bid from them.

*GATE IN GENERAL - Now that winter is here and we may have some slippery roads and entryway, please drive careful and slow down when approaching the gate. We have slowed down the opening of the gate, to alleviate some of the banging noise for the nearby Homeowners, and hopefully saving us some money in repairs. Recently someone hit the gate which resulted in a costly repair bill. PLEASE BE CONSIDERATE OF YOUR FELLOW HOMEOWNERS AND LET'S USE OUR MONEY WISELY!!!! We will be looking into the cost of service contracts with other gate companies.

OLD BUSINESS:

*ROOF SHINGLE MATCH - We have heard that we may still be able to get Shingles to match our existing roof. As you probably know some Homeowners have tried to get a match and have not been able to. Altho we will soon be reroofing we will check into this matter. The reroofing will be done in phases, like last time, beginning with the roofs that were completed first.

NEW BUSINESS:

*Don Gahan #41 submitted plans to extend his eating area. M/S/A to accept Don's proposal as long as the county approves the plans and issues a permit. MEETING ADJOURNED

Arlee Chamblin, Secretary

