

**COFFEE CREEK CONDOMINIUMS
BOARD OF DIRECTORS MEETING
February 15, 2001**

BOARD MEMBERS PRESENT: Bob Mager, Mike Ramanio, Ed Harrison, Tim Longpre
BOARD MEMBERS ABSENT: Joann Hill
HOMEOWNERS PRESENT: Ron & Pat Jorgenson
PROPERTY MANGER PRESENT: John Boyle
MEETING CALLED TO ORDER: 7:00 P.M. by Bob Mager

M/S/A to accept January Minutes as written

ED Harrison made motion to release Joann Hill as secretary and vote in Ilene Thompson 2/15/01. Mike Ramanio seconded. Passed.

TREASURER'S REPORT: As of January 31, 2001

Current Operating Balance:	\$ 7,189.17
Insurance Reserve:	\$ 10,158.38
Budget Reserve:	\$ 83,020.03
Total Funds Available:	\$100,367.58

MANAGER'S REPORT:

***SMALL CLAIMS ACTION RESULTS-** Re: P. Gehl vs. Coffee Creek HOA. Ed made a motion to accept bill from Great West Management for \$560.00 which is the work completed for mediation and the small claims action. Mike seconded, passed. Small claim action dismissed because judge said they will not handle real estate property issues and punitive damages.

***SEWER REPAIR/ASPHALT SEAL COATING-**Sewer line will need to be dug up and repaired before asphalt is sealed. Mike made a motion to accept Seal Coat's proposal for \$4,888 and start the work after the sewer line is completed. Ed seconded, passed. The

Board will complete the striping themselves.
***LATE FARM LETTER** - Our insurance company is requiring a 4 ft. barrier fence around the creek, lagoon and lake. This is for liability purposes. John Boyle will be contacting agent for more information in order to write letter.

MAINTENANCE REPORT:

***RIGHT OF WAY FENCE-**This is will start as soon as more material has arrived. Estimate start time is end of March.

***PUMP HOUSE ROOF-** Three bids were submitted \$1160, \$900 and \$1500. Ed made a motion to accept Mager Fencing's bid of \$900.00. Mike seconded, passed.

***DECK #23-**Ed motioned to reimburse Steve Norberg \$218.00 for deck repairs. Mike seconded, passed

***TREE REMOVAL-** -Ed will be accepting bids on the selected tree removal.

OLD BUSINESS:

***BOARD CANDIDATES-Annual Meeting Package--**Need to fill two seats on the board. At annual meeting, Tim motioned the HOA fees be increased to \$200.00 for the year 2001 starting May 1, 2001. Following year dues possibly to increase to \$225.00. . Ilene Thompson seconded, passed unanimous. Budgeted increase will be presented to Owners at Annual Meeting on March 25th

***UNIT #14-**Ed made motion to accept bill from Great West Management for \$304.50 for the collection work completed on unit #14. Mike seconded, passed. Settlement from unit #14's mortgage company came in (Over \$6,000) and a good sum was credit back to legal fees.

NEW BUSINESS:

***WINDOWS-**Ron Jorgenson suggested that the board adopt a standard for windows. Would like to have a presentation of the different windows for the board to review. This presentation will be at next board meeting in April if anyone is interest, please come to that meeting.

***ED'S PICK-UP-**Ron Jorgenson suggested that the board consider giving Ed compensation for the use of his truck for Coffee Creek HOA business. No motions were made at this time.

***GREAT WEST MANAGEMENT RENEWAL AGREEMENT-**Tim Longpre motioned to accept the new management renewal agreement with a management fee increase to \$875.00 per month. Mike seconded, passed.

ADJOURNMENT:

Ed Harrison motioned to adjourn the meeting at 8:30 p.m. Mike seconded, passed.

Respectfully submitted,
Ilene Thompson