

**COFFEE CREEK CONDOMINIUMS
ANNUAL HOMEOWNERS MEETING
MARCH 25, 2001**

BOARD MEMBERS PRESENT: Bob Mager, Mike Ramanio, Ed Harrison, Tim Longpre, Ilene Thompson
BOARD MEMBERS ABSENT: N/A
HOMEOWNERS PRESENT: Mrs. Miller, Paul Schmeil, Robert McDonald, Kurt Angel, Lillian McKay, Jeanne Longpre, Arlee Chamblin, Ron Jorgenson, Don Gahan, Pat Brown, Nancy Ross, Petra Lippa
PROPERTY MANGER PRESENT: John Boyle, Carol Sittler

MEETING CALLED TO ORDER: by Bob Mager at 2:00 pm.
2000 Annual Meeting Minutes are approved as written

TREASURER'S REPORT: As of February 28, 2001
Current Operating Balance: \$ 6,888.69
Insurance Reserve: \$ 10,988.29
Budget Reserve: \$ 83,611.25
Total Funds Available: \$101,488.23

Audit Status: The accountant is working on getting all information together from the Attorney. The attorney did not supply the information needed on a timely manor, which caused the audit to be delayed a few more weeks.

MANAGER'S REPORT:

*2000 ACCOMPLISHMENTS- The top two expenditures during the year were the Painting of the back half of the buildings and the deck repairs. In addition to these repairs, we also had the entryway light post repaired, completed the bulkhead landscaping project and complete gate repairs.
-Year 2001 proposed capital improvements-The board discussed the proposed budget and the capital improvements and how to go about making decision on what improvements should be completed. Ed Harrison made a motion to go with a reserve study and to hire the Association Reserves, Inc. to complete this study. M/PA

MOTIONS FROM FLOOR: Kurt Angel nominated Ed Harrison for additional term on the board. M/P/A

Petra nominated Tim Longpre for term on the board. M/PA Kurt Angel made a motion for proposed dues to be increased to \$205.00 to help cover the time period of January through April. M/P/A. A motion was made that the board look into amending the declaration to add language for charging back attorney fees for those homeowners who create these expenses without thought to those other homeowners who would be paying for these litigations that has been proven that it was not the boards doing. A comment from that the board needs to enforce the parking rules and to start charging \$30 for each addition vehicle that each owner may have in the overflow parking area.

ELECTION:

*2001 Budget Ratification vote- *passed unanimously. Effective May 1, 2001 the new HOA dues amount will be \$205.00 per month.*
*Vote of Board Candidates- All nominations from the floor were accepted and Ed Harrison & Tim Longpre were voted on to the board unanimously.

OLD BUSINESS: (Board Voting)

*Asphalt repairs- Ed Harrison made a motion to accept the new bid from Sealcoat and to disregard the old bid. Mike Romanio Second. M/P/A.
*10-year plan reserve-The board has decided to hire Association Reserves, Inc. to complete a reserve study.

NEW BUSINESS:

No further business was discussed

ADJOURNMENT:

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

Respectfully submitted,
Ilene Thompson

COFFEE CREEK CONDOMINIUMS
SPECIAL MEETING
AFTER THE
ANNUAL HOMEOWNERS MEETING
March 25, 2001

MEETING CALLED TO ORDER: *Bo Mager brought the meeting to order after all homeowners where not present.*

BOARD POSITIONS:

Ed Harrison motioned that Bob Mager remain president Mike Romanio second. M/P/A.

Tim Longpre motioned Mike Ramanio for vice- president Ed Harrison 2nd. M/P/A

Mike Romanio motioned Tim Longpre for treasurer Ilene Thompson 2nd. M/P/A

Ed Harrison motioned Ilene Thompson for secretary Mike Romanio 2nd. M/P/A

ADJOURNMENT:

Ilene Thompson motioned that the meeting be adjourned Mike 2nd. Bob adjourned the meeting.

Respectfully submitted,
Ilene Thompson