

COFFEE CREEK CONDOMINIUMS
MONTHLY BOARD OF DIRECTOR'S MEETING
JULY 26, 2001

President Bob Mager called meeting to order at 7:10 pm. Board members in attendance included Bob Mager, Tim Longpre, Ed Harrison, Mike Ramanio and Ilene Thompson. Homeowners in attendance included Shirley Myers, Paul Schmiel, Petra, Arlee, Debbie Longpre, Pat Gehl and Lynn Aldrich. Management representative from Great West: John Boyle.

Minutes for June 2001 were read and approved as read.

TREASURER'S REPORT - Tim Longpre discussed the Treasurer's report for the month ending June 30:

Operating Account:	\$ 2,250.85
Insurance Reserve:	\$ 8,536.13
Budget Reserve:	\$ 63,282.60
TOTAL Funds	\$ 74,069.58

Tim feels good about expenses and reports.

MANAGER'S REPORT -

Pool Heater: Pool Heater is rusted and it won't turn off. It is the original pool heater. This is making our gas bills sky high. John presented a bid from Aqua Rec for \$2,200 to replace it. A comparable bid from Warner Bros. Pool and spa was similar in price. It was decided that we should buy our pool heater from the company who services our pool. Motion was made by Tim to purchase pool heater, seconded by Mike. Motion carried.

10-year assessment: John brought in 10 year plan and Reserve Study. This was just completed by Association Reserves Inc. There was discussion about notifying owners to distribute copies if you want them. Owners who request a copy would request them from the management company. A committee is needed to go over the 10 year assessments and their recommendation for a special assessment. Roof replacement is the big-ticket item that could cause special assessment.

John admitted to making a mistake on the notification for charging for RV parking. \$30 was incorrect. Effective August 11, 2001 there will be a \$20.00 a month charge for RV Parking. There was discussion about not charging because it was a common area. This was overruled. An RV inventory will be done and owners will be notified.

Bills were presented by Complete Contracting for completion of the cedar fence, sound barrier work and mailboxes. Ilene motioned to pay bills, Tim 2nd, motion carried. Bill for Evergreen Pre-cast on the Sound Barrier was halted until they deliver and place the top rails.

ED'S REPORT -

Docks: We need to seal the dock and make repairs to the old dock.

Correction on \$30 John fee in July

Coffee House: Ted Bakke painted the Coffee House. Thank you Ted, it looks great. Ed motioned to pay Ted \$890.00, Mike 2nd, motion carried.

Garage Sale: Garage Sale first weekend in August. Friday the 3rd, Saturday the 4th and Sunday the 5th.

Light Posts: We are contracted through Puget Power, but not with the poles. \$1100.00 will be the cost for fixing and replacing them. Will look at next meeting. Tabled.

Mailboxes: Replacement of mailbox post and mailboxes went well.

Beauty Bark: Ed to order more beauty bark.

OLD BUSINESS –

Parking Rules: Petra said she will be a meter maid. There are 2 parking spaces per Condo. Ed and Petra will give out decals, \$30.00 will be charged. Effective September 1, 2001. Ed motioned that 13 was made back into a garage. Garages that are being used as a storage need to be cleaned out and used or they will be charged for parking. These owners to be notified.

NEW BUSINESS –

Windows: Paul Schmiel made a request for a larger kitchen window. Ed motioned to allow larger windows, Mike 2nd, Motion carried.

Dock: *Association Reserves recommend the small dock top be replaced now.*

Spanaway Loop: Paul suggested that we write a letter to our legislature about how bad it is to go out on Spanaway Loop Rd. Ed approved.

Meeting Adjourned @ 9:40 pm

Respectfully Submitted,

Ilene Thompson, Secretary