

COFFEE CREEK CONDOMINIUMS
MONTHLY BOARD OF DIRECTOR'S MEETING
AUGUST 16, 2001

Meeting was called to order at 7:10 pm by President Bob Mager. Board members in attendance included Bob Mager, Tim Longpre, Ed Harrison and Irene Thompson. Board members not attending: Mike Ramanio. Homeowners in attendance included Petra, Larry, Kurt and Jeanne. Management representative from Great West: John Boyle & Carol Sittler.

The Minutes for the July meeting were read, Debbie Longpre was corrected to Jeanne. Other wise they were approved.

TREASURER'S REPORT - Tim Longpre discussed the Treasurer's report for the month of July:

Operating Account:	\$1,096.62
Insurance Reserve:	\$9,374.90
Budget Reserve:	\$64,745.34
TOTAL Funds	\$75,216.86

MANAGER'S REPORT -

Pool Heater: The gas pool heater was replaced. Aqua Rec completed the replacement. The Board signed the check for payment.

Reserve Study: John discussed making the Reserve Study available to all homeowners. Order forms for copies of the study were handed out to people who were present at the meeting. If owners want a copy of the reserve study, please see ED for an order form or call Great West.

RV Parking: The RV parking and excess parking inventories were completed. Letters were sent out to Owners. Great West was receiving opposition letters. The Board will proceed with billing. The Board is not making new rules, just enforcing the rules established in 1991. Larry has agreed to get ticket books and writing tickets.

Complete Contracting completed the pet potty light. Board approved payment of bill \$654.77 paid.

Pool gate needed to be replaced. Health Department required gate to be fixed because it was self-locking and was broken. They gave us three days to complete. Ed motioned to install self-locking gate, Tim seconded, approved. Board approved to pay bill for Tecgo Fence, who was completing the gate retrofit.

Sound Barrier: Sound Barrier top rail will be replaced. The contractor's payment is being withheld until they deliver.

ED'S REPORT -

Docks: Small dock needs to have replacement on the surface boards. Ed and Tim discussed that the dock needs to be repaired or replaced. We need volunteers. Have 6 volunteers. Material costs \$1750.00, The Reserve Study states that the best-case

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replacement scenario is \$5960.00. If we get enough volunteers we will save \$4210.00. Motion made by Ed to replace the top docks with volunteers, Tim second, approved.

Lagoon Clean-up: Received a bid of \$1500.00, we are having it cleaned by Northwest Landscaping Services.

Light Posts: 4 need to be replaced, calling to get lights. Ed motioned to replace posts at \$100.00 a piece, Ilene second, approved.

Beauty Bark: Ed is having Grow it Green spread the beauty bark

Insurance Renewal: We need to decide on Company. Call CAU Insurance to complete a presentation.

NEW BUSINESS –

Deck: Paul Schmiel #37 made a request to extend his deck. Ed motioned to allow the extension, Tim 2nd, Motion carried.

John will contact Seal Tech regarding the sticky sealant that is getting on shoes.

Kurt Angel would like something done about parking on point. Kurt would also like to see a landscaping plan for the front of the sound barrier.

Ed motioned to adjourn, Tim seconded, approved.

Respectfully Submitted,

Ilene Thompson - Secretary