

COFFEE CREEK CONDOMINIUMS  
MONTHLY BOARD OF DIRECTOR'S MEETING  
SEPTEMBER 20, 2001

President Bob Mager called meeting to order at 7:05 pm. Board members in attendance included Bob Mager, Tim Longpre, Ed Harrison, Irene Thompson and Mike Ramanio. Homeowners in attendance included Ron Jorgenson, Kurt Angel, Shirley & Calvin Meyers and Arlee Chamblin.  
Management representative from Great West: John Boyle.

The Minutes for the August meeting were read and approved.

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

Operating Account:	\$3,081.73
Insurance Reserve:	\$10,199.40
Budget Reserve:	\$57,863.24
TOTAL Funds	\$71,144.39

**MANAGER'S REPORT -**

**RV Parking:** There were complaints from many residents regarding the RV parking and charging for it. According to the RCW's of Washington Condominium law, the Board is within their directive to charge for common area parking. John read a letter from the Association attorney (see attached). The letter reiterates the Board's authority to charge for common area parking. After much discussion, it was determined that the RV parking charges were to be dropped but not charges for additional vehicle parking. The rules (9.6) would be changed to reflect that.

**Sound Barrier:** The top rails for the sound barrier were delivered. Ed made a motion to make a final payment of \$1870.00 to Evergreen Pre-Cast. Ilene seconded, motion carried. Ed asked if the bill included the top caps. John would research.

**Amending the House Rules:** Ed made a motion to amend 9.6 (RV Parking) to current. Mike seconded, motioned carried. Mike made a motion to amend 5.3 (Coffee House rental) to new revised rules. Ed seconded, motion carried. Ed made a motion to amend 5.4 (Dock Rules) to new revised rules. Tim seconded, motion carried.

**ED'S REPORT -**

**Docks:** We still need volunteers to fix the dock. Need \$1700 for cedar to replace the top. Depending on weather it will be finished by the end of October. Ed suggested that we do not use the contractors that we have had and we will be looking for someone else. Ed hand painted the bridges. The new dock needs to be pressure washed and sealed. All boats need to be removed before we can complete this work.

**Light Posts:** It will cost \$100 per pole.

**Gate:** Everyone is in the gate computer. All residents were notified of the new code. Thanks to Tim Longpre for the time and effort put into programming.

Cedar fence by number 1 has been painted, 2 coats.

Porter Gate has sent us a letter about preventive maintenance. We will look into a proposal.

Spartan Plumbing came out and flushed main line again. This will be an ongoing process because of the lack of slope for drainage.

**OLD BUSINESS –**

Ron had asked about the removal of a couple of boats parked unlawfully. Ed has asked for residents to move boats.

Ed made a motion that any money received off the coffee house; pool and RV parking charges will be refunded. Tim seconded, approved.

**NEW BUSINESS –**

Ron is requesting to widen deck and extend roof. Ed motioned to widen the deck but to hold off on roof. Mike seconded, approved.

Tim suggested that we put up signs stating that we have cameras at the gate entrance. Ed made a motion to put 4 signs up. Mike seconded, carried.

Ed motioned to adjourn, Mike seconded, carried.

Respectfully Submitted,

Ilene Thompson, Secretary