

**COFFEE CREEK CONDOMINIUMS  
BOARD OF DIRECTORS MONTHLY MEETING  
MAY 15, 2002**

**BOARD MEMBERS PRESENT:**

Mike Romanio, Ed Harrison, Ken Lind, Ron Jorgenson, and Sharon Kiesel

**BOARD MEMBERS ABSENT:**

N/A

**PROPERTY MANGER PRESENT:**

John Boyle

**ASSOCIATION MEMBERS:**

Petra Lippa, Connie Lind, Paul & Marilyn Schmeil, Shirley & Calvin Myers, Rita Senecal, Pat Jorgenson

**MEETING CALLED TO ORDER:**

By Mike Romanio at 7:00 p.m.

**PREVIOUS MEETING MINUTES:**

The previous minutes were read. There was a correction of the minutes to read: Superior Roofing will be coming out to take a look at all vents and will be subject to review and acceptance by the Board of Directors. Motion to accept the minutes with the corrections was second/passed.

**TREASURER'S REPORT:**

CURRENT CHECKING ACCOUNT	\$5,515.84
A.G. EDWARDS-INSURANCE RESERVE	\$1,690.11
A.G. EDWARDS-BUDGET RESERVE	\$45,071.25
TOTAL FUNDS AVAILABLE	\$52,277.20

Motion to accept the reading of the treasurer's report. Motion second/passed.

**MANAGER'S REPORT:**

The Audit and Financial report was reviewed. The audit is available to any property owner upon request. There was discussion about residents that are behind on their association dues. A motion was made to send Letters to these residents, motion second/passed. Mr. Boyle advised the board that the association will be receiving a tax refund of \$746.00. A motion was made to place the tax return in the roofing reserve fund, Motion second/passed.

**MAINTENANCE REPORT:**

The board will be taking bids for the remainder of the roofing. The following will be updating their bids Superior Roofing, B & D Roofing, Fields Roofing and American Contractors. The Architect committee will be reviewing the bids. The Tennis court has been pressure washed at a cost of \$175.00. Ed is in the process of filling in the cracks in the swimming pool area. The New Point will be weed eated and weed killer applied. Wild Cat Renovation came out and repaired the chimney area on unit #11 for a cost of \$954.45. Motion to pay Wild Cat Renovation, second/passed. It had severe dry rot. Motion made that in the future any structural/building repairs will be brought to the Board for approval if they are not an emergency. Motion second/passed.

### **COMMITTEE REPORT:**

**Architect Committee:** Requests for #44 to add a second story over front deck, #37 to extend dining room. Motion to accept renovations on both units per recommendation from Architect Committee. Motion second/passed. Unit #28 requested to replace the front door. The door will be blue/gray in color. Motion second/passed.

**Rental Committee:** Units #3,51,52,18 are up for rent. The committee is reviewing the rental agreements.

**Landscaping Committee:** Motion to have the Landscape Committee come up with a budget for the remaining year. Motion second/passed.

### **OLD BUSINESS:**

\*Letters were sent out last month to several residents about the back deck area. The underneath of the back decks have been used for storage and are very messy and an eyesore. The letters stated that the areas needed to be cleaned by May 15. As of today there has been no response from any of the residents receiving letters. There fore a fine will be imposed on the residents that received letters.

### **NEW BUSINESS:**

Unit #4 requested that they have their windows replaced by Alpine. Since this is an approved vender no further recommendations needed. Motion to approve second/passed.

There was a review of the rules about residents owning dogs weighing more than 20 pounds. We have 2 residents owing dogs weighing more than 20 pounds, these 2 residents; dogs will be grandfathered in. Motion to accept second/passed. In the future no dogs weighing more than 20 pounds will be accepted. While walking any dogs, remember to please pick up any dog droppings. All rules will strictly be enforced. Remember please do not feed the duck.

### **AJOURNMENT:**

Ed Harrison motioned to ajourn meeting at 9:20. Mike seconded the motion, motion passed

Respectfully Submitted,

Sharon Kiesel

