

**COFFEE CREEK CONDOMINIUMS
BOARD OF DIRECTORS MONTHLY MEETING
JUNE 19, 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

ASSCOIATION MEMBERS:

Petra Lippa, Connie Lind, Ted & Barb Bakke, Shirley Myers, Ilene Thompson, Janice & Larry Barker, Rachel Loyd, Curt Angell.

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: Ron Jorgenson asked to "Extend dinning area and add upper deck over dinning area. Motion to accept the minutes with the corrections was second/passed.

TREASURER'S REPORT:

CURRENT CHECKING ACCOUNT	\$ 1,533.31
A.G. EDWARDS-INSURANCE RESERVE	\$ 2,490.11
A.G. EDWARDS-BUDGET RESERVE	\$46,661.39
TOTAL FUNDS AVAILABLE	\$50,684.81

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

MANAGER'S REPORT:

Bids for roofing was discussed. They were from Fields Roofing and B & D Roofing. Motion to table bids until more roofing companies have a chance to bid. Motion second/passed. John brought a copy of a draft of notice of addition or alteration of any condo. This document is used for the home owner making any changes to the structure of their condos. This document will be signed by a Notary Public and recorded. And it will be part of the disclosure at the sale of the condo. Motion to accept the new document. Motion second/passed.

MAINTENANCE REPORT:

The children have been getting into the pool area with out an adult accompanying them. It is a safety issue that children need to have an adult with them at all times. Remember that there is no lifeguard on duty. The new point clean up and the lagoon was put on hold until funds are available. A neighborhood watch was discussed. All residents need to keep a eye on any strange people or strange cars. Question them about what they are doing here. We all need to work together to keep this a safe community. The county has asked for a parking spot by the pump house over the vault. Motion to place a sign by the vault to say "Park at your own risk". Motion second/passed.

COMMITTEE REPORT:

Architect Committee: Reviewed unit #30. Complaints of cosmetic cracks that may have been related to the earthquake. The recommendation from the committee is that the home owner document and send a letter to the board.

Rental Committee: Connie Lind reviewed the rental packets and will be sending the packets to the landlords to give to their renters. We now have 11 rentals.

Landscaping Committee: Units 19/20 has asked to have the tree in front of their condo be removed. The tree is dead and needs to be replaced.

OLD BUSINESS:

No old business.

NEW BUSINESS:

Discussion to clean the Lagoon and the New Point. Motion to wait on the cleanings for one year. Motion was amended to organize volunteers to help clean the Lagoon. Motion seconded/passed.

A draft work request was given to the board for consideration. Motion to accept to this work request form. Motion second/passed. This request form will be used by residents to request work to be done. Ed will have these forms.

Unit 43 requested to have her windows replaced by Capital. Motion seconded/passed.

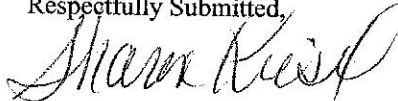
Landscaping committee requested \$350.00 for picnic tables/planters/plants. Motion seconded /passed.

Terminex is spraying for ants/spiders every month..

AJOURNMENT:

Ed Harrison motioned to ajourn meeting second/passed. Meeting adjourned at 9:20

Respectfully Submitted,



Sharon Kiesel