

**COFFEE CREEK CONDOMINIUMS
BOARD OF DIRECTORS MONTHLY MEETING
JULY 17, 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

ASSCOLATION MEMBERS: Petra Lippa, Shirley Myers, Lynne Aldrich, Mona Cree, Andora Parchman, Ilene Thompson.

MEETING CALLED TO ORDER: By Mike Romanio at 7:00 p.m.

PREVIOUS MEETING MINUTES:

The previous minutes were read Motion to accept the minutes was second/passed.

TREASURER'S REPORT:

CURRENT CHECKING ACCOUNT	\$ 6,609.46
A.G. EDWARDS-INSURANCE RESERVE	\$ 3,391.41
A.G. EDWARDS-BUDGET RESERVE	\$52,419.87
TOTAL FUNDS AVAILABLE	\$62,320.74

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

MANAGER'S REPORT:

We have changed our in Insurance Company from State Farm to Community Association Underwriters. Our attorney has reviewed the Legal Form for additions or alterations of condos. All residents that have made any changes to their condo will receive a letter and the form to fill out and return to John Boyle of the Great West Management, after they have been notarized by the resident. He will then record them and retain a copy. And in the future any one making any changes to their condos will need to get them notarized and returned to John Boyle. This is for the benefit of the homeowners and will increase the value of your property. A motion to accept Johns letters and form. Motion second/passed. The electronic gate is being reviewed for changes. Motion to extend the review until further study can be done. Motion second/passed.

MAINTENANCE REPORT:

The lighting by the pool/doggie potty area is currently is not working. Motion to repair lighting. Motion second/passed.

Children have been using the shower head of the shower in the pool area for a swing. This is on e of the reasons that children need to be accompanied by adults and also because there is no lifeguard on duty. Children have been climbing over the fence to get into the pool. The Health Department came in and inspected and passed the pool area. Motion to look at pool repairs in the fall. Motion second/passed.

The parking is being addressed. Some of the residents are parking in the visitors parking and not paying for extra parking. Those residents doing so will receive letters addressing this issue.

The Forth of July was a big success this year. The Board would like to thank all homeowners that participated in the celebration for keeping it safe and sane. Larry Hulme put on wonderful display of fireworks, with his own money. A motion was brought to the floor to renburse Larry Hulme, \$100.00 for some of his cost in the purchase of the fireworks. Motion second/passed.

COMMITTEE REPORT:

Architect Committee: Unit #2 asked approval of a installation of a hot tub. Motion to approve. Motion second/passed. Unit #53 asked for approval of a installation of new garage door. Motion to approve. Motion second/passed. Unit # 35 asked for approval of the installation of a skylight. A Motion was made to have the architect committee to review and give recommendation back to the board on this issue. Motion second/passed.

Rental Committee: Unit #14 was introduced to the Board. The Board welcomed the new owners Andora and Briett Parchman.

Landscaping Committee: Flowers/cedar pots/ and picnic tables were purchased..

OLD BUSINESS:

A bid has been received by State Wide Contractors. Motion to accept on the contingency of approval of the Architect Committee and then be reviewed by the Board. Motion second/passed.

NEW BUSINESS:

The annual Garage Sale will be August 10 and 11 from 9:00 to 5:00, Saturday and Sunday. Motion to approve. Motion second/passed.

AJOURNMENT:

Ed Harrison motioned to ajourn meeting second/passed. Meeting adjourned at 8:13pm.

Next meeting will be August 21 at 7:00pm

Respectfully Submitted,



Sharon Kiesel