

**COFFEE CREEK CONDOMINIUMS
BOARD OF DIRECTORS MONTHLY MEETING
AUGUST 21, 2002**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

N/A

PROPERTY MANGER PRESENT:

John Boyle

ASSOCIATION MEMBERS:

Curt Angell, Ted and Barbara Bakke, Don Gehan, Rita Senecal, Andora Parchman, Mona Cree, Ilene Thompson, Arlee Chamblee, Don Todd, Connie Lind

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 with the correction of the misspelling of association. Second/passed.

TREASURER'S REPORT:

CURRENT CHECKING ACCOUNT	\$ 4,333.86
A.G. EDWARDS-INSURANCE RESERVE	\$ 4,094.12
A.G. EDWARDS-BUDGET RESERVE	\$55,728.65
TOTAL FUNDS AVAILABLE	\$64,154.63

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

MANAGER'S REPORT:

Letters will be sent to all residents that have additions done to their units after the board has reviewed a list of all additions.

Unit #30 was inspected for earth quake damage by Justis Fisher who was hired by the the management corporation. The inspection report will be forthcoming.

An inspection report from Community Association Underwriters, which is our new insurance company has been received. There is a lot of changes that will be addressed and complied with by the Association to get coverage.

MAINTENANCE REPORT:

The lighting by the pool/doggie potty area has been repaired.

Health Department came and inspected the pool area and passed it. Ed puts a lot of time daily to the pool to keep the PH Factors in compliance with the Health Department. The Board thanks him for all of his efforts. The Gate is in the process of being repaired. Please be patient.

Ed will be painting the speed bumps for more visibility. Ed will also be painting porches that are in need.

COMMITTEE REPORT:

Architect Committee: Unit # 35 asked for approval of the installation of 3 skylights. A motion was made to allow 2 skylights instead of 3. This is to be done before the new roofing is installed. Motion second/passed.

Unit #37 asked for an extension of his deck and a slider from deck to his bedroom. Motion made to accept the extension. Motion second/passed. A motion to table slider was made. Motion second/passed.

Motion to rescind previous motion dated April 21, 2002 on the extension of dinning room and deck on of Unit #37. Motion second/passed.

Motion to rescind previous motion dated February 20, 2002 for extension of dinning room with over head deck on Unit #44. Motion seconded/passed.

The roofing company has completed 3 units and has done a excellent job.

Motion to pay the roofing company partial payment of \$35,000.000. Motion second/passed

Rental Committee: Units #13 and #3 have been rented. The Behe's in #3 and the Clinton's in #13.

The board welcomes you.

Landscaping Committee: The weather has been very dry this year. If there are any shrubs that are in need of watering by your unit please help out and do so.

OLD BUSINESS:

No report.

NEW BUSINESS:

The parking issues needs to be revisited.

Ron Jorgenson has resigned from the board. A new Vice President is needed for the board. Ken Lind has resigned as the chairperson for the Architect Committee. We need a new chairperson. Any one interested in any of these positions, please come to the next meeting.

Motion made to look at gate replacement cost and review it. Motion second/passed.

Motion made for Ken Lind to cover the cost of the roofing extension and gutter replacement that was done by his request of the roofing company. Motion second/passed.

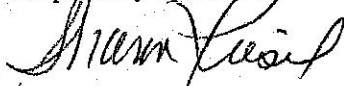
Motion was made to change the meeting time from the 3rd Wednesday at 7:00pm to the 3rd Thursday at 7:00pm. Motion second/passed.

AJOURNMENT:

Ed Harrison motioned to ajourn meeting second/passed. Meeting adjourned at 8:47pm.

Next meeting will be September 18, 2002 at 7:00pm.

Respectfully Submitted,



Sharon Kiesel