

**COFFEE CREEK CONDOMINIUMS
BOARD OF DIRECTORS MONTHLY MEETING
JANUARY 16, 2003**

BOARD MEMBERS PRESENT: Mike Romanio , Sharon Kiesel, Ed Harrison
BOARD MEMBERS ABSENT: Ken Lind
PROPERTY MANGER PRESENT: John Boyle
ASSOCIATION MEMBERS: Jennifer Hrivnak, Ilene Thompson, Andora
Parchman, Rita Senecal
GUESTS: Jim Blessing
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. Second/passed.

TREASURER'S REPORT:

CURRENT CHECKING ACCOUNT	\$ 5,078.68
A.G. EDWARDS-INSURANCE RESERVE	\$ 7,596.88
A.G. EDWARDS-BUDGET RESERVE	<u>\$22,242.32</u>
TOTAL FUNDS AVAILABLE	\$34,917.88

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

MANAGER'S REPORT:

The board reviewed and discussed the financial analysis and the proposed budget report of, what was spent last year and what we need to budget for this year. The concern is, more is going out than what is coming in. It was mentioned that more be deposited into the budget reserve account per year. To do this is to increase the dues. The discussion was tabled until the next Board meeting.

GEO Engineers is recommending that test piles be done on the foundations of units #29 thru #32 to bring the units up to code. A motion to have the Geo Engineers do the test piles to see what actually needs to be done to the units. Motion second/passed.

A financial audit will be done on the Association's funds and assets. A motion was made to start the audit. Motion second/passed.

The roofing installment check for Statewide Contractors was sent for \$2,500.

MAINTENANCE REPORT:

The entrance gate was evaluated by South Gate Company to determine what the problems with the gate are. The gate was tabled.

The roofs on 29 thru 32 are being done now and the entire roofing should be done by the end of February. Some residents cats are running wild in the complex. Please keep them in the house or put them on a lease. The potty lot lights are were not working properly. Ed had the electricians come out. There was a short in the wiring, which was repaired at no cost.

Ed has been spraying for the moss on the concrete.

The down spouts are being replaced.

The chimney cap on unit 21 has been replaced.

The mail boxes are being repainted.

Unit #52 is now rented.

COMMITTEE REPORTS:

Architect Committee: No report

Rental Committee: No report

Landscaping Committee: No report.

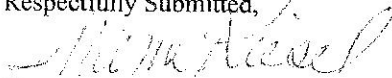
OLD BUSINESS: The RV gate is being left open all nite. If you open the gate **PLEASE** close and lock the gate after you are done.

NEW BUSINESS: Some of the units are still having problems with the ants. A date for Annual Association meeting was set for March 23, 2003 at 2:00pm, Sunday.

AJOURNMENT:

Motion to adjourn the meeting second/passed. Meeting adjourned at 8:07pm. Next meeting will be February 20, 2003 at 7:00pm.

Respectfully Submitted,



Sharon Kiesel, Secretary