

**COFFEE CREEK CONDOMINIUM
BOARD OF DIRECTORS MONTHLY MEETING
JUNE 18, 2003**

BOARD MEMBERS PRESENT: Curt Angell, Bob Mager, Ed Harrison, Arlee Chamblin

BOARD MEMBERS ABSENT: Ken Lind

PROPERTY MANAGER PRESENT: John Boyle

HOMEOWNERS PRESENT: Shirley Myers, Rachel Loyd, Mona Cree, Pat Gehl, Pat Brown, Don Gahan, Petra Lippa, Andora Parchman, Rita Senecal, Ron Jorgenson

GUESTS: Seldon Ensrud

MEETING CALLED TO ORDER: 7:00 p.m.

PREVIOUS MEETING MINUTES: M/S/P to accept May 15 Board Minutes.

TREASURER'S REPORT given by Bob Mager

CURRENT CHECKING ACCOUNT	\$13,039.43
COLUMBIA BANK-INSURANCE RESERVE	\$ 665.17
COLUMBIA BANK-BUDGET RESERVE	\$ 17,629.92
TOTAL FUNDS AVAILABLE	\$ 31,334.52

M/S/P to accept Treasurer's Report '

MANAGER'S REPORT

- a) 2002 Tax Return - no taxes due at this time.
- b) A check for \$2,756.96 was issued to CCC/HOA for delinquent dues owed by unit 23.
- c) Monthly Roofing payment of \$2,500 has been paid.

MAINTENANCE REPORT

- Pool Problems - Chlorinator & Filter have been fixed (replaced). Water should clear up now.
- Annual Inspection was done. With the chlorinator & filter fixed it will now pass inspection.
- * There will be NO fireworks allowed this year. Sorry, but if anything happened we do not have Insurance to cove the loss.
- Lincoln Construction will be out in a couple of weeks to correct the problem under units 29-32.
- Tennis Court is being pressure washed.
- Some homeowners have complained of spider bites. Ed will have Terminex spray for ants & spiders.
- Ed has fixed the Squeaky Gate problem.
- The Lagoon is full of weeds & lily pads. Ed will start by weeding between the pool and the RV lot.

COMMITTEE REPORTS

*Architect Committee: No report

*Rental Committee: No report

*Landscaping Committee: Letter from the Committee was reviewed. Discussion: Weeds in the Ivy; Sidewalks need Gravel; Beautification of Entryway. While we all agree that improvements could be made, it was undetermined how to do this while staying within our budget. It was pointed out that when the Homeowners agreed to raise the Condo dues to \$260 a month (for 18 mos. and then to be revisited) it was on the condition that we stick to the budget. John Boyle has agreed to get a couple more Landscaping bids. Discussion To be Continued!

*Parking Committee: Owners that have been given a written notice concerning parking will get one more notice and then the cars will be towed. The Parking Committee will review the Parking Rules and will come to the next meeting with their recommendations.

OLD BUSINESS

Mission Statement and/or Vision Statement. Suggestions? Come to a Board Meeting and give us your input.

NEW BUSINESS

Sheldon gave us a bid on stabilizing the retaining wall behind units 16/17 and 22/23. It is cracked and leaning toward the condos. M/S/P to accept bid to stabilize retaining wall plus add 2 - 3 ft. straps, to reinforce the crack, behind units 22/23. Total amount not to exceed \$1,700 plus tax. Work will begin this week to be completed in a couple weeks.

Meeting Adjourned,

Arlee Chamblin, Secretary