

**COFFEE CREEK CONDOMINIUM
BOARD OF DIRECTORS MONTHLY MEETING
AUGUST 20, 2003**

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

BOARD MEMBERS ABSENT:

PROPERTY MANAGER PRESENT: (Billie Hall representing John Boyle)

HOMEOWNERS PRESENT: Mona Cree, Lynne Aldrich, Tim Longpree, Andora Parchman

MEETING CALLED TO ORDER: 7:00 p.m. by Curt Angell

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

TREASURER'S REPORT- by Ken Lind (Roof & Ins. payments have been made)

CURRENT CHECKING ACCOUNT \$21,460.17

COLUMBIA BANK-INSURANCE RESERVE \$666.48

COLUMBIA BANK-BUDGET RESERVE \$15,780.95

TOTAL FUNDS AVAILABLE \$37,907.60

M/S/P to accept Treasurer's Report

MANAGER'S REPORT

- a) The rest of the landscaping bids have come in. The decision was made to remain with current company, Grow It Green, for time being as they have improved considerably but we will continue to monitor their work.
- b) Billie brought checks that needed to be signed for services that have been supplied.

MAINTENANCE REPORT

*** Swimming Pool -**

The Cap around the Pool is loose. Ed will check on the cost to fix it.

If this beautiful weather continues we may keep the pool open longer than usual.

*** Misc. property issues -**

Landscapers have cleaned up the weeds in the creek.

Light Poles are all painted.

Ed will be pressure washing the bridges & the top of the pump house.

Window washers will be coming out to start cleaning windows tomorrow.

There was a problem with the gate last week, but it was been fixed.

Ed would like to consider changing the gate code again. Recently, cars have been broken into and we have also had a problem with non-residents gaining access to the swimming pool.

The Gate is up to date with names and numbers.

The garage sale will be the weekend of the 23&24 (Sat. & Sun.)

Support beams under units 25-28 & 29-32 have been reinforced. A few minor repairs remain to be done in unit #30. Ed will get a few more bids for this.

***Cat Problem -**

M/S/P asking John to write a letter to homeowner. Included with this letter will be a copy of the appropriate rule that applies and the action that will be taken by the association.

COMMITTEE REPORTS

Architect Committee: Unit #37 would like to replace a window with a sliding glass door. Board will ask the Committee to check fire/building codes to see if there are current building or fire department limitations that might affect approval.

Rental Committee: No Report

Landscaping Committee: No Report

Parking Committee: The Committee has given their revision recommendations to the Board. The Board will continue to review these changes and revisit this item at the next board meeting.

OLD BUSINESS

*See Parking Committee report

NEW BUSINESS

Problem with alarm in unit #3 going off and no one at home to shut it off. John will write a letter to the resident, property Management Company, and homeowners, concerning this and other issues concerning this unit.

Our condolences to Mrs. Bakke for the passing of her husband. He was a very talented man who was always working and improving their condo and willing to help out when asked. Everyone will miss him.

Meeting Adjourned,



Arlee Chamblin, Secretary