

**COFFEE CREEK CONDOMINIUM
ANNUAL MEETING OF THE HOMEOWNERS ASSOCIATION
MARCH 28, 2004**

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

PROPERTY MANAGEMENT PRESENT: John Boyle, Tanya Brendelson

HOMEOWNERS PRESENT: Steve Smith, Neil Dethlef, Dan McLaughlin, Petra Lippa, Sherry Scott, Pat Geht, Rita Senecal, Michael & Alice Romanu, Shirley Myers, Scott Stirts, Andora Parchman, George Lockwood, Al Anderson, Brad & Melonie Rasmussen, David Lindbo, Dawn Blecha, Brian Stebbins, J.T. Longpre, Bernice Miller, Mona Cree, Rachel Layd, Lillian Brown-Mackay, Phyllis Palmer, Connie Lind, Ed Hrivnak, Lynne Aldrich, David Dorosky, and Iral Toven

MEETING CALLED TO ORDER: 2:10 p.m.

READING OF MINUTES FROM PREVIOUS ANNUAL MEETING - Curt Angell

Approved as read

TREASURER'S REPORT: Ken Lind

CURRENT CHECKING ACCOUNT	\$15,553.03
COLUMBIA BANK-INSURANCE RESERVE	667.04
COLUMBIA BANK-BUDGET RESERVE	2,732.87
TOTAL FUNDS AVAILABLE	18,952.94

Lillian Chadwick-Brown requested a copy of the Monthly Financial Statements be mailed to her.

MANAGER'S REPORT - John Boyle

- a) 2003 Accomplishments - Homeowners present were given a copy of Previous Year Analysis. The top capital expenditure was roof replacement. We have only 5 more payments. John pointed out we did not have to draw from the Reserve Account this yr. John also reported that re-sales are up and that benefits all of us. Bob handed out a CMA report on the last 8 sales in Coffee Creek. Things are looking good!
- b) Reserve Account Analysis (handout) - The reserve study found that we were only 29% funded in the reserve account. They recommended we do 5 special assessments. We have not had to do this and hope we won't! After the roof is pd.off we will be able to build up the reserve account.
- c) Year 2004 Proposed Capital Improvements - The pool is a big issue and needs some repair. The board will be discussing major concerns, solutions, and prioritizing. Come to a board meeting, we would appreciate your input!

ELECTION

Curt Angell and Ken Lind are resigning from the board. That leaves two positions available. Ballots were passed out. New board members voted in were: Iral Toven & Tim Longpre. In case Tim is unable to keep this commitment, Ed Hrivak in unit #53 will take his place. Thank You!

OLD BUSINESS

Association Dues - At the last annual homeowners meeting the monthly dues were raised to \$260.00 to be revisited in 18 months (when the roof is paid off).

Discussion: Curt pointed out that we should consider keeping the dues at \$260.00 as we do not have enough in the reserve account to even pay the deductible in case of an earthquake. Ed Hrivak remarked that he feels the \$260.00 is not unreasonable for the amenities we have here at Coffee Creek. He added while he was away fighting the war it was nice to know his condo was being looked after. But, he is also a firefighter; he feels we will eventually have some major problems with these building as they age and we do need to keep our reserve built up. M/S/P to keep dues at \$260.00 a month.

NEW BUSINESS

Committee Volunteers:

Rental Committee - After some discussion Ed Harrison has agreed to take more responsibility in new renters being aware of Coffee Creek Condo rules. We now have 9 rental units. This is a decrease from last year when we had 13. John is getting legal council on enforcing the number of individuals in a unit. Although we have rules pertaining to this they are tough to prove and hard to enforce.

Landscaping Committee - Please consider volunteering for this position.

ACC-Architectural Control Committee - Scott Strits, past committee member, shared some concerns 1. Gutters 2. Retaining Wall (monitor cracks) 3. Trees (limbs are causing damage) 4. Get license of contractors that are doing work in Coffee Creek in case of future problems (their Insurance # and Bonding #) 5. Deck Extensions (most have been done to code but there are some problems). We need volunteers for this position. HELP! A big THANKS to all previous committee members!

DISCUSSION FROM THE FLOOR

Whose responsibility is a porch that has been extended but not done correctly? Problem with down spouts. Mold in windowsill? Carpenter Ants? If you feel these questions were not answered bring them to the next board meeting. Questions about budget report: Charge for phone at Entry Gate & Outside Repair. John answered these questions. If you would like a list of line items John can get that for you. You can also call John for the number of Community Insurance Underwriters (a homeowner had more questions about Earthquake Ins.)

Meeting Adjourned

Sincerely,

Arlee Chamblin, Secretary