

Coffee Creek Condominiums
Monthly Meeting Minutes
April 15, 2004

Meeting was called to order at 7:00 PM

Board Members Present: Bob Mager, Tim Longpre and Ed Harrison

Property Manager: John Boyle

Homeowners Present: Rachel Lloyd, Paul & Pat Gehl

Minutes from February were discussed. M/S/P to approve February Minutes with the following change: Curt Angell did not resign, his term was only one year.

Treasurers Report

Columbia Bank Operating Account	\$15,477.18
Columbia Bank Insurance Account	\$677.04
Columbia Bank Maintenance Reserve	\$2,733.82
Total Funds	\$18,878.04

Tim discussed some of the items and expenditures during the month. John discussed delinquencies and the foreclosure sale of unit #10. Discussion came up about the audit from Pat Gehl. John discussed the audit with Paul and Pat and would respond to the Gehl's letter about their audit concerns.

Manager's Report

John presented the monthly payment for Statewide Roofing Co. for \$2,500.00. John recommended that we transfer \$10,000 out of checking and deposit it into interest bearing reserve account. M/S/P to transfer the \$10,000 into reserve.

John discussed the rentals at Coffee Creek. He addressed the letter sent by many concerned homeowners. Tim wanted to make sure that we get copies of all tenant leases now and have a protocol for the move-ins of new tenants. Motion was made regarding hiring an attorney to review rental package and compliance with the Fair Housing Act. Tim and Ed discussed issues with the fines and the fine schedule. The fines for compliance are too low. The attorney would also have to look at this issue and the maximum occupant per bedroom proposal. After discussion motion was 2nd and approved. John will look for an attorney.

Maintenance Report

Ed discussed the swimming pool. The leak to the filter was fixed. It was in the pump house. Ed made new pool signage for the summer. The old signage was completely worn out. Pat Gehl commented that Warner Bros. pool company should submit a bid for pool services. Shel Ensrud will install the missing pool tiles. Ed will be looking at the west side retaining walls.

Ed also talked about possible beauty bark to the front entrance. Discussions about the sign took place. If any money is spent, it needs to be spent on the front entrance. Ed will get a price from Grow It Green to remove the white rock in the front and replace it with beauty bark. M/S/P to allow improvements to the front by removing rock (transferring it somewhere else on the property), and installing a good quality beauty bark. Price not to exceed \$500.

There was discussion about the stone fence along Spanaway Loop Road. Is it possible to plant some perennials or annuals along that strip? Pat Gehl will test the soil before planting anything.

Motion was made to adjourn meeting – 8:25 PM