

Coffee Creek Condominiums
Monthly Meeting Minutes
May 20, 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: Paul Schmeil, Pat Gehl, Ken Lind, JoAnn Hill, Ed Hrivnak

Minutes from April were discussed. M/S/P to approve April 2004 Minutes. Motion carried.

Treasurers Report

Columbia Bank Operating Account	\$7,312.28
Columbia Bank Insurance Account	\$677.04
Columbia Bank Maintenance Reserve	\$12,734.59
Total Funds	\$20,714.91

John mentioned that the transfer of \$10,000 was made from the checking account to the Columbia Bank Maintenance Reserve. Tim discussed some of the items and expenditures during the month. John mentioned the settlement on the foreclosure of unit #10. M/S/P to accept the Treasurer's Report as read.

Manager's Report

John presented the monthly payment for Statewide Roofing Co. for \$2,500.00. We are down to two payments left for June and July. Getting the roof paid off will help with building up the reserve account.

John also discussed the legal opinion from attorney Kim Comfort on our rental package. The first issue was the maximum occupant per bedroom proposal. He said that we could include a clause that states we allow no more than 2 people per unit's bedroom. But some of it depends on the bedroom size and the careful consideration of small infants. He said that anytime you limit occupancy, you have to be cautious and have a measure of why you are limiting occupancy. Proceed with caution.

In regards to imposing fee schedules for rentals, that is included in the rental package, section 9.

John discussed the Gehl's water garden. They had never initially asked to install garden. Bob asked Pat why they had never run it by the Board and Pat said that because it was a limited common area, she didn't think that it would be a problem. John discussed that he

met with Paul and verified a good quality of construction including electrical. John also stated that it did not encroach any further of the common area because it runs parallel to the deck and does not stretch farther than the deck steps. John said that his only future concern would be if the insurance company said anything on one of their inspections. If that was the case, we would revisit the situation. M/S/P to allow the water garden on unit #46.

Ed brought up Paul Schmeil's (#37) slider on his patio. This had been discussed and even approved in the past and Paul wanted to start the work. Motion was made to allow the patio slider. Ed mentioned that a licensed and bonded contractor would have to do the work. Motion 2nd and upon voting, Motion carried.

Maintenance Report

Ed discussed problems with the entry gate. Mike from Southgate fence came out to re-set the gate and everything is working fine.

Ed discussed the swimming pool. Ed has arranged for our cement contractor, Shel Ensrud to bring the pool up to summer standards. Shel worked to make sure that the pool deck was smooth so there was no potential tripping or "toe stubbing" areas. Shel would also be working to make sure that the pool tiles would be fixed. Pool signage was all ready and Ed would be installing it before the pool was opened. Everything was set for a Memorial Day opening. Pool and Dock rules were all updated and given to owners.

Ed also discussed removing the white rock in the front entrance and replacing it with beauty bark. Grow it Green Landscaping had completed most of this work already and had some additional areas to do.

Old Business

John discussed that he was in the process of obtaining all the leases from the renters. If you have not turned your leases over to the management company, please do so.

JoAnn Hill discussed the misprint in the Dock and Pool Rules. It said that you will be banned from the pool and dock if used after 10:00. This only applies to the POOL.

Paul Schmeil discussed the Spanaway Loop Project groundbreaking. He attended the ceremony and said to expect high volumes of traffic next summer. Over 45,000 vehicles travel SLR every day.

Motion was made to adjourn meeting – 8:40 PM