

**COFFEE CREEK CONDOMINIUM  
BOARD OF DIRECTORS MONTHLY MEETING  
JUNE 17, 2004**

**BOARD MEMBERS PRESENT:** Bob Mager, Ed Harrison, Tim Longpre, Arlee Chamblin

**BOARD MEMBERS ABSENT:** Iral Toven

**PROPERTY MANAGER PRESENT:** John Boyle

**HOMEOWNERS PRESENT:** Paul Schmeil, Larry Hulme, Don Todd, Phyllis Palmer

**MEETING CALLED TO ORDER:** 7:05 p.m.

**PREVIOUS MEETING MINUTES:** M/S/P to accept May 20th Board Minutes.

**TREASURER'S REPORT**

CURRENT CHECKING ACCOUNT	\$13,478.13
COLUMBIA BANK-INSURANCE RESERVE	\$667.04
COLUMBIA BANK-BUDGET RESERVE	\$11,063.18
TOTAL FUNDS AVAILABLE	\$25,208.35

M/S/P to accept Treasurer's Report

**MANAGER'S REPORT**

- a) Payment for Roof - John commented that the final roof payment would be made in July! When this is paid off we will be able to build up the Reserve Account.
- b) Rentals - John shared a memo from attorney Kim Comfort regarding our rental package explaining certain issues and why they are difficult to enforce. It is difficult to enforce number of people per bedroom if the rooms are large enough. Kim also stated that the current tenants should be grandfathered in. Double Z will now send all rental agreements to us.
- c) Spanaway Loop Rd. - John gave everyone a handout of the expansion. Part of the road will be closed when they install the new culvert. Everyone will be notified. As everyone can see they are really making progress.
- d) Aqua Rec. has increased their fee from \$187.00 a month to \$194.00 a month.

**MAINTENANCE REPORT**

- Pool Update - 56 tiles have had to be replaced. Cracks have been filled in. The pool is now open and we certainly have been having "pool weather"!
- Requests - Unit 34 has requested to move the steps off their deck from the side to the center of deck. Unit 25 has requested to extend their deck 2-ft. and change the steps off their deck from the center to the side. Unit 25 also remarked they would have to replace some joices and plan to use the same waterproof material as unit 37. Both homeowners presented a blueprint to the board. M/S/P for work to begin. Units 15 & 16 have requested to remove a Laurel from the front of their condo and to put in a white rock walkway (this is instead of brick), M/S/P. Unit 9 requested the tree between condos 11 & 12 be removed as it is a hazard, M/S/P. Ed requested \$149.00 more to complete the Beauty Bark project, M/S/P.

- Misc. Property Items - We have had many people move out and new people move in. Because of this the Gate Code will be changed again and a new Roster will be coming out. We will have our yearly Garage Sale sometime in August, but the progress of the Spanaway Loop Rd will determine when. Many carports need to be cleaned up, Ed will be contacting you. If you are still having an Ant problem call Ed, he will have the inside of your unit sprayed. If you would like to get on the window-washing list call Ed.

#### **OLD BUSINESS**

- Behind unit 10 there is an old section of fence that is leaning and needs to be torn down. Ed commented that this is on his "to do" list.

#### **NEW BUSINESS**

It was brought to our attention that some of the homeowners around the lake are paying to have the geese captured through the Department of Agriculture program and moved to another location. They asked if we would be willing to contribute toward this. M/S/P to donate \$100.00 to join the program. Larry Hulme commented that the grounds have never looked so good (to which everyone applauded) and he wanted to thank Ed for all the work he does. Unit 25 complained of the birds nesting on their windowsills and asked if anyone had a solution. They commented they would like to have their windows washed and enjoy the view without having to look through bird s--! To be continued.

Paul Schmeil asked if CCC/HOA has considered having a web site. Many thought this would be a good idea but that it would have to be maintained and kept up to date. For further discussion.

Meeting Adjourned,

Arlee Chamblin, Secretary