

**COFFEE CREEK CONDOMINIUM
BOARD OF DIRECTORS MONTHLY MEETING
JULY 15, 2004**

BOARD MEMBERS PRESENT: Bob Mager, Ed Harrison, Iral Toven

BOARD MEMBERS ABSENT: Arlee Chamblin, Tim Longpre

PROPERTY MANAGER PRESENT: John Boyle

HOMEOWNERS PRESENT: Paul Schmeil, Joan Baker, Neil Dethlefs, Jennifer
Hrivnak, Mona Creed

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

PREVIOUS MEETING MINUTES: M/S/P to accept June 17th Board Minutes.

TREASURER'S REPORT

CURRENT CHECKING ACCOUNT	\$14,186.23
COLUMBIA BANK-INSURANCE RESERVE	\$667.04
COLUMBIA BANK-BUDGET RESERVE	\$11,066.59
TOTAL FUNDS AVAILABLE	\$25,919.86

M/S/P to accept Treasurer's Report

MANAGER'S REPORT

- a) **Payment for Roof** - John discussed that this would be the final roof payment. Statewide Roofing Inc. is now paid off! We can now start building up the Reserve Account.
- b) **Drainage Issues** - John discussed a drainage problem that may be occurring because some plants are too close to the foundations. The owner from #25 sent Great West photos of foundation undermining because of water run-off from plant watering. It was discussed that we may want to have residents limit the amount of watering that they do to plants close to the foundations. The crawl space needs to be inspected under building #25-#28 in the future to see if the problem progresses.
- c) **Spanaway Loop Rd.** - John discussed the scheduling again. It appeared that the road closure for the culvert installation will be pushed into the month of August.

MAINTENANCE REPORT

- **Pool Update** -- Ed said that the pool passed inspection by the Health Department. They showed up on a Saturday to do the inspection. The Health Department Representative said that everything looked good. No critical items noted.
- **Watering Requests** -- Ed asked that if everyone would take a moment to start hand-watering the established rhody's. The irrigation system just does not cover all the foliage on the property. This would be much appreciated.
- **Gutters** -- Ed and John have been working together to get a good gutter contractor to work on cleaning and updating our gutter systems. We have had some problems and we are going to start establishing a replacement plan as our funds permit. This will start in July/August.

- Sprinkler Head Vandalism-Ed has had to replace several of the sprinkler heads because of vandalism. Please report any problems to Ed or if you know of someone who is purposely damaging our property call Great West at 539-3814.
- Gate Code – Ed reported that the gate code had changed. He also discussed the importance of “letting the gate recycle” before opening again. **Please do not follow cars through the gate. It will shut on you before it recycles!!!**
- Garage Sale – Originally announced for August but will more than likely be held later in September because of the Culvert Work on Spanaway Loop Road. We will keep everyone posted.

OLD BUSINESS

- The Department of Agriculture did their successful round-up of Geese. They relocated around 120 Canadian Geese to Eastern Washington.

NEW BUSINESS

Mona Creed asked about trimming some bushes without upsetting neighbors. It was discussed that if she told Ed what she would want that he would look into it. Jennifer Hrvinak stressed the importance of people not throwing cigarette butts onto the dry bark. This is a fire hazard!! Neal Dethlefs asked about the way the lagoon looks. The “duck grass” has gotten out of hand. It was then discussed about the volunteer efforts have failed in the past and it cost about \$1,600 when the Board hired in done several years ago. Ed would talk to the landscaper about if he could do anything. John and Ed also plan to meet with the landscaper to discuss some property concerns especially with dry grass and Morning Glory.

Meeting Adjourned,

John Boyle for
Arlee Chamblin, Secretary