

Coffee Creek Homeowner's Association
Monthly Meeting Minutes, Board of Directors
February 22, 2007, 7-9 pm at the Coffee House

7:00 – 7:15 Maintenance Technician Report – Dale Adams: Crawl space inspection-units 25-44 are completed. Cars can be washed up by the RV gate. Dumpster is now in RV lot. We pay for it so coordinate with Dale if you have something large for the dumpster=no food items. Hoses should be disconnected to outside water spigets. The front flower bed is ready.

7:15 – 7:30 Homeowners' Forum: Roof leak in unit 29-CDC to get in touch.

7:30 Call Meeting to Order – President

A. Consent Calendar

1. Approval of January 18, 2006 Monthly Meeting Minutes: Minutes approved.

B. Secretary's Report: Annual board meeting 2/28. Next board meeting 3/15/07.

C. Treasurer's Report: YE report will be covered in annual meeting. Earned \$550 in 6 month cd.

D. Manager's Report: Hope to have bids for paining or vinyl by 3/15/07. Companies don't like doing condos due to all of the pre-work. Delinquent accounts down to \$2775. Lowest ever. Voted on Dryer Vent Solutions for future contractor.

Committee Reports

1. Landscaping: Are looking for new committee.
2. Waterfront (Includes Waterfront, Docks, Boats and Storage): Dale putting new bumpers on dock.
3. Rental: We are at 15 rental units now with 17 being the maximum.
4. Documents (Rules, Bylaws and Handbook): Discussion for annual meeting
5. Architecture : Looking for new committee members.
6. Welcoming Committee: An updated roster is being worked on.
7. Parking Committee (Includes vehicles in commons parking lots): Waiting for new by laws to be approved in order to reinforce parking rules.

Old Business

1. Documents and CCHOA declaration under revision: Completed and in the hands of all home owners 14 days before annual meeting.
2. 2006 Audit: Will find a way to complete before 120 days in to the new year.
3. Outside lights from PSE: Ordered and is free to CCC. PSE does not have this as top priority as is free.
4. Next Annual Meeting February 25, 2007, 22nd Ave and 176th. Station 6-0 CPFR
5. Winter Projects for Maintenance Technician: Continuing trim of foliage back 6" from units.
6. Retaining wall repair: Approved and all permits are in place-Rick following up with company.
7. Bids for residing / painting: By 3/15. Establishing paint committee at annual meeting.
8. Storm damage, Power Outage
9. Insurance: We do have earthquake insurance.

New Business

1. Chimney Inspections: Dryer vent solutions vendor for this.
2. Dryer Vent Inspections

3. Spring Projects: Progress on sprinkler system-left wall all sprinkler system working.
4. Moving of Dumpster: Completed.

840 PM – Closing Remarks by Homeowners: Greg Gyer is available to clean windows from 5/14-5/18. Shirley bringing sing up to Annual Meeting.

850 PM - President's Remarks: Josh Streby has stepped down from VP position due to baby coming. Chris Weirman resigned due to work schedule. He held a two year position with the board. Rex will now serve for one additional year. We need help with committees. The board members can not be the main committee leaders. Gate code will change in March.

855 PM - Good of the Order, Close of meeting