

**Coffee Creek Homeowner's Association
Monthly Meeting Agenda, Board of Directors
April 26, 2007, 7-9 pm at the Coffee House**

7:00 – 7:15 Maintenance Technician Report – Dale Adams: 1. Black mold #32-Dale fixed. 2. If you have ants, put in a work order to Dale. 3. Pool is still losing water-looking at epoxy. Questions for Dale included to have him check the chain link fence by the dog potty lot; see if we can get a new stop sign at the gate; and will corner of retaining wall get painted?

7:15 – 7:30 Homeowners' Forum: Questions raised and topics discussed included: 1. Condense individual mail boxes to 2-3 lock boxes as individual mail boxes are falling apart. 2. Can we investigate to see if Comcast will bundle TV and Internet? 3. Fence in dog area has log across it and kids can come in to the property. 4. Landscape: Plans for scheduled maintenance in place for summer 2007? 5. Homeowners are requested to work through Dale and CDC for concerns regarding pets in the house during the painting of doors (the doors must be left open for 8 hours). 6. Anita has a word copy of the rental packet which is much more updated and accurate. 7. Dry rot in balcony #49—all will be inspected and repaired in paint project. 8. Association is

We are trying to afford the entire project but have been left with little to no money for any emergencies. Judy thanked the Board for tightening the belt and getting the finances in line so we can begin projects such as painting. Spraying of weeds in the lagoon would cost \$3000 and we do not have the funds for it at this point. All deck and balcony items can remain in a common area during painting. The incident in #22 was thoroughly discussed and the home owner vowed to have stringent screening process for renters. We will be providing a phone list of all home owners. If you do not want your phone # on this list which will be given to each home owner, you are responsible for contacting CDC. We discussed need for a preparedness plan. Rick from CDC is now passing our account to Anita Horton. Audits will be completed this week. The new By laws passed by a majority vote!

7:30 Call Meeting to Order – President

A. Consent Calendar

1. Approval of March 15, 2007 Monthly Meeting Minutes: Approved by Board.

B. Secretary's Report: Next board meeting is May 17! Names were requested for sign ups for each committee. Here is who has signed up as per our annual meeting and as listed in our minute notes of 2/25/07: **Landscape:** The following people would help to plant: Nancy, Mona #39, Lynne #48. Dale will be on the committee. **Waterfront:** No one has signed up. **Rental:** Shirley **Documents:** Completed. **Architecture:** No one has signed up. **Welcoming:** Sherry in #23 requested more information on this committee **Parking:** No one signed up. **Paint:** Jeanne, Sharon, Roger, Sherry, Phyllis.

C. Treasurer's Report: reserve: \$29,322 Check book: \$2471

D. Manager's Report: Reviewed delinquencies and project status with the board. The audit should be completed in one week.

Committee Reports

1. Landscaping None
2. Waterfront (Includes Waterfront, Docks, Boats and Storage): Dock space is first come first served. Per the new documents, it will cost \$100 a year to store in the RV lot.
3. Rental : Cap is 17. Per new by laws, NEW home owners must live in their units for 1 year before renting.
4. Architecture : Cedar tree by coffee house has to be removed—is tearing up coffee house foundations.
5. Welcoming Committee: Working on web site and phone list.
6. Parking Committee (Includes vehicles in commons parking lots)
7. Painting: Thank you for all of the hard work—to our wonderful paint committee!

Old Business

1. 2006 Audit—completed in one week.
2. Outside lights from PSE: ordered and no cost to us
3. Summer Projects for Maintenance Technician: continue work orders
4. Retaining wall repair: CDC continues to follow up
5. Painting schedule, (Bid of \$1.5 million dollars for Vinyl)
6. Chimney Inspection

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

- 7:00 – 7:15** Maintenance Technician Report – Dale Adams
7:15 – 7:30 Homeowners' Forum
7:30 Call Meeting to Order – President

A. Consent Calendar

1. Approval of January 18, 2006 Monthly Meeting Minutes

B. Secretary's Report

C. Treasurer's Report

D. Manager's Report

Committee Reports

1. Landscaping
2. Waterfront (Includes Waterfront, Docks, Boats and Storage)
3. Rental
4. Documents (Rules, Bylaws and Handbook)
5. Architecture
6. Welcoming Committee
7. Parking Committee (Includes vehicles in commons parking lots)

Old Business

1. Documents and CCHOA declaration under revision
2. 2006 Audit
3. Outside lights from PSE
4. Next Annual Meeting February 25, 2007, 22nd Ave and 176th. Station 6-0 CPFR
5. Winter Projects for Maintenance Technician
6. Retaining wall repair
7. Bids for residing / painting
8. Storm damage, Power Outage
9. Insurance

New Business

1. Chimney Inspections
2. Dryer Vent Inspections
3. Spring Projects
4. Moving of Dumpster

840 PM – Closing Remarks by Homeowners

850 PM - President's Remarks

855 PM - Good of the Order, Close of meeting