

minutes: July 19, 2007

Note: For problems or emergencies, contact CDC during working hours at 253-472-0825 or Dale at 253-441-9788. After hours call 1-800-544-4912

**Coffee Creek Homeowner's Association Monthly Meeting Minutes
Board of Directors July 19, 2007 7:00-9:00 pm at the Coffee House**

Maintenance: Dale Adams: Has any one seen 10' ladder, rakes and prunes? Missing. Residents must stay at the pool with guests. Thank you Gene in #30 for helping Dale! Pool is open-was an issue with chemicals. Three sprinkler heads were replaced. We will aerate lawn when budget allows. Animal waste must be picked up! If your dryer does not work, check the vent! It might be blocked. CDC is working on landscape issues by retaining wall.

Home owner's Forum: CCC will have a community walk every Monday and Thursday at 9:30 am. Meet by the pool. We will walk for one hour. If interested in an evening walk, contact Irene in #55.

We now have folks signed up for the landscape committee. They are: Alice Romano, Deb Schmeil, Chris Johns and Petra. Joyce will advise and give the committee a boost to get started. **Landscape committee: Please walk grounds and bring recommendations to the board prior to the meetings!** Don brought up issue with trees needing trimming that are affecting gutters in his corner. He also thanked the board for time spent helping to better the community. HOA owes Ed and Jennifer \$1000 for paying for the spraying of the lake and lagoon. Thank you to Phyllis for pots in front of pool. Alice thanked the community for being good neighbors and friends. Judy's email was read regarding issues with her door. **All homeowners must remove any BBQ's from front (lanais) balconies. The desks are too small to safely cook. Please use your back decks and cook as far away from the building as possible.**

Secretary report: Minutes approved. Next meeting 8/30/07.

Manager's Report: We have \$4602 in delinquencies from home owners not paying dues. All accounts in 90 days go to attorney. We must figure in postage increase to 2008 budget. Currently have \$8000 in reserve. Reserve is not for monthly bill paying.

Welcoming Committee: Welcome to Jill Lawton #51!! CDC will be mailing out an updated roster that the welcoming committee worked on. You can also access roster from the CDC website. **Directions for accessing the website are attached!** The website is FREE and super easy to use. You will not get junk mail. And for fun... **We are having a CCC BBQ on Saturday September 15. The pool will remain open until after this event. Come one...come all!**

Rental committee: 10 rentals-3 units vacant but advertised as rental. When you rent a unit, you relinquish your rights for the pool and docks and these rights go to the renter. New rental paperwork has been built and will be mailed to all home owners that rent their units. A reminder: **All home owners must live in their unit for one year prior to renting it.**

Parking committee: All areas continue to be monitored. CDC is now following our new rules and regulations for parking. Rules that can not be broken include parking of an unregistered vehicle, parking over the fire line, and parking in lot with out paying.

Old Business:

Retaining wall being worked on and CDC is working on following up on all progress.

Unit #33 foundation approved-home owners will pay half.

Phone list is now on web site

Closing Carport #29 approved.

2008 Budget Committee: **Please volunteer to be on the 2008 budget committee. This is your chance to impact the community. Be the voice of the community! Board will have final approval.** Note-pool is the top priority for 2008 budget.

Lagoon Spraying-completed

Approval of 2006 Audit-hired same auditor for 2007

New Street lights are installed.

Repairs can never be deferred as they were in the past.

New Business:

Board nominations: We need nominees for 2008 board!

Revision of 10 year plan and new reserve study to be scheduled

RV Boat lock up--home owners will pay \$100 a year. \$50 for remainder of 2007

CCC website up and running!

Swimming pool closed-now fixed. Dale is licensed to fix.

BBQ can be only on back deck. Fire hazard!

Grass care: Need to budget for thatching and aeration. Grass brown in some areas can be tied to animal waste. This is another reason not to feed ducks. The droppings contain bread that does not naturally break down.

Community BBQ 9/15

We need waterfront committee!

Homeowner comments: Thank you to Anita for being so efficient. She is a breath of fresh air.

Petra would like the board to look into assigning spots for the boat dock. The current policy is first come, first serve.

Meeting adjourned.