

Note: For problems or emergencies contact CDC: During work hours 253-472-0825 or Dale 253-441-9788. After Hours: 1-800-544-4912
Website address is:
<http://groups.yahoo.com/group/coffeecreekcondominiums>

**Coffee Creek Homeowner's Association
Monthly Meeting Minutes, Board of Directors
August 30, 2007, 7-9 pm at the Coffee House**

7:00 – 7:15 Maintenance Technician Report – Dale Adams: Verbal monitoring has been successful. Experimental grass seeding has taken place in front of #33. The next area to be done is at entrance between RV lot and walk bridge. Please welcome Debbie from Labor Ready. The landscape committee walked with Dale and got a list of improvements to propose. There is room for one more boat trailer in the RV lot-first come first serve.

7:15 Call Meeting to Order – President

A. Consent Calendar

1. Approval of July 19, 2007 Monthly Meeting Minutes: Approved.

B. Secretary's Report : Next meeting is 9/20/07. *This will be the last copy of minutes to come to each door. We will be using the web site in the future and posting a copy at the Coffee House.*

C. Treasurer's Report: Reserve fund month ending \$13,785.37 Rex shared an article listing pro's and con's for condo living. Rex reported two signatures are needed on account for all checks.

D. Manager's Report: Anita covered Action Item status along with RV parking charges and delinquencies. Late fees will not be waived on delinquencies.

Committee Reports

1. **Landscaping and Architecture:** Committee asked to have landscape \$ added to 2008 budget. Rhodie in front of 51 will be moved to 24 as it is being over shadowed by large pine. Dead rose bush in #44 to be removed. Need beauty bark and gravel in visible areas. #25 evergreen needs to be trimmed. HOA still are to maintain limited common areas per rules. This is not a new update. Vinca will be transferred from #44 to bank by Coffee House. Cabbage will be planted for fall. There is a plan being worked on for the Point.
2. **Waterfront:** The boat dock and RV lot are limited amenities. The HOA can not grant boat dock spaces to homeowners based on seniority. We will be voting for Waterfront changes in the new year. Loose rafts and other items can not be left on the docks or they will be removed. Goal is to re-stain docks Sept-Oct.
3. **Rental and Welcoming Committee:** Welcome Alisa and Jeff in #53! Welcome Linda in #19! Please get on the web site. It is easy. Please note new photos of CCC wild life. The goal is to be at 100% membership in the web site. It is free and easy!
4. **Parking Committee (Includes vehicles in commons parking lots):** Parking spots should be paid for. If you are using a parking spot, you must see Dale to have it rented for your unit. We are monitoring parking violations.

Old Business

1. **Retaining wall repair:** Bradley is heading this up.
2. **Repair of Unit 33 foundation:** Approved. Cost is being split 50/50
3. **Closing carport of Unit #29:** Lumber is here...work is in progress
4. **2008 Budget Committee Board Nomination Committee for 2008:** Sherry in #23 has volunteered and we have received Judy's name as a possible candidate as well. This is your chance to help determine the funding for 2008. We have many home owners who have concerns regarding finance. *This is a great chance to get educated as to the process at CCC and help make key decisions. Please volunteer!* We have 4 positions coming open for the 2008 board of directors.
5. **Revision of 10 year plan, due by end of year, Schedule new reserve study for 2011**
6. **RV / Boat lock-up. \$100 a year fee for storage:** \$50 assessments were made for 2007
7. **Coffee Creek Web-site now up and running:** goal is 100% involvement!
8. **Community BBQ, Sept 15th at 4 pm.** Pool will remain open till Sept 15th for party. See you there! Come one. Come all!

New Business

1. Dock Space Assignments vs first come, first serve: This will be a proposal to be voted on in 2008. The goal is to find out county specifications for #of docks etc.
2. Flea problem for unit #50, Orkin Ant spraying: completed.
3. 5 mph Speed limit, please observe
4. Previous Vent cleaning contract: Dryer Vent Solutions
5. Joyce is the complaint department for the board: CDC is always your first point of contact. Please do not call, email, or solicit your board president. Please contact CDC.
6. Gutter repair of downspouts: We are getting bids. We do not have this budgeted for 2007.
7. Late fees and 10 day grace period for dues: There is no additional grace period after the 10 day grace period.

830 PM – Homeowners Forum: Solicitors are not allowed. CDC must approve. Chris Weirman requested a mobile hot tub unit. Suggestion for 2008: Post all pool rules prior to opening. A reminder of the rules is needed. The lock at the pool can still be jimmied. If you want to book the Coffee House, please go through Dale.

850 PM - President's Remarks

855 PM - Good of the Order, Close of meeting