

Note: For problems or emergencies contact CDC: During work hours 253-472-0825 or Dale 253-441-9788. After Hours: 1-800-544-4912

**Coffee Creek Homeowner's Association
Monthly Meeting Minutes, Board of Directors
October 25, 2007, 7-9 pm at the Coffee House**

7:00 – 7:15 Maintenance Technician Report – Dale Adams: The grass planted by the pool is doing well. Dale has purchased energy efficient light bulbs for the walkways. The point is being cleaned up from old debris.

7:15 Call Meeting to Order –Vice President

A. Consent Calendar

1. Approval of September 20, 2007 Monthly Meeting Minutes

B. Secretary's Report: Working meeting November 1. Board Meeting November 15. Annual Meeting February 24, 2008 at the Fire Station.

C. Treasurer's Report: As of 9/30/07, \$6289.58 in the Operating Account and \$21,516.38 in the reserves.

D. Manager's Report

Committee Reports

1. **Landscaping and Architecture:** It was proposed to consider using "At Work Washington" instead of "Labor Ready" to help Dale as this company employs handicapped people for yard work. The company is well supervised and offers a chance for handicapped people to earn wages and be useful. Endora will find a name and number for us to contact.
2. **Waterfront (Includes Waterfront, Docks, Boats and Storage):** None
3. **Rental and Welcoming Committee:** None
4. **Parking Committee (Includes vehicles in commons parking lots):** None

Old Business

1. **Retaining wall landscape repair:** Brad has been busy with work. Anita and Dale are following up
2. **Repair of Unit 33 foundation:** Owner has refused repairs. Anita will prepare a release for him to sign to release HOA of all liability.
3. **2008 Budget Committee:** Budget proposal and vote in November.
4. **Gutter repair for Oct 2007:** Lincoln Gutters approved: bid of \$900
5. **Joyce, report of any complaints?:** No current issues
6. **Walkway lights for point:** Have been purchased
7. **Pool Repair in Nov 2007:** Warner Brothers approved: bid of \$4262.
8. **Tree pruning:** Larson Logging approved: Bid \$1,300.
9. **New efficient light bulbs for exterior lights:** Purchased

New Business

1. **Bid for new gate controls and intercom box for 2008:** Add to new business next meeting. Was not covered in this meeting.
2. **Payoff for Weed Spraying in Dec 07:** Will be completed 11/15/07
3. **On-site inspection with insurance company on Nov 15th**
4. **Council-member Gelman will be at the Nov 15th Board meeting**
5. **Nominations for 2008 Board:** Jennifer Hrivnak
6. **Nancy and Dan McLaughlin donated 9 trees to the community along pool fence in memory of Marian McLaughlin.**
7. **Pets being left on decks is a rule violation:** Residents will be fined

830 PM – Homeowners Forum: No additional comments.

855 PM - Good of the Order, Close of meeting