

**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 Agenda, Board of Directors  
Nov 15, 2007, 7-9 pm at the Coffee House**

**7:00 – 7:30 Meeting with Barbra Gelman, Pierce County Council:** Barbra spoke to the following things in Spanaway: Traffic: Speed and Volume Study; Re-striping of Spanaway Loop prior to Christmas-will be completed north of Military Road. She briefly touched on the Cross-Base Highway project which will not take place in the near future.

**7:30 – 7:45 Maintenance Technician Report – Dale Adams:** Please do not drive out on point-you will hit very large rocks. Reminder: any one bidding for a contract MUST meet with Dale. There are 15 visitor spots left. Mark LIDS for your trash can with permanent marker with your unit number as they get blown away some times.

**7:45 Call Meeting to Order – President**

**A. Consent Calendar**

1. Approval of Oct 18th, 2007 Monthly Meeting Minutes: Could not be approved at the time due to not being typed up and submitted yet.

**B. Secretary's Report:** *December 15 Party 4:00-7:00. Next meetings 11/29 budgets/Dec 13 Board meeting.*

**C. Treasurer's Report:** All bills were paid. \$21,800 in reserve. January brings an insurance bill due.

**D. Manager's Report:** Delinquency on dues down from \$9000 this summer to \$2000 currently. If a parking spot is being used and has not been paid for in 2 weeks, the driver will be billed.

**Committee Reports**

1. **Landscaping and Architecture:** Tulip and daffodil bulbs have been approved for planting. Dale has been removing old vegetation from point.
2. **Waterfront (Includes Waterfront, Docks, Boats and Storage):** Hugh from Barbra Gelman's office will be our point person on any proposed changes and updates. He will let us know what to expect from the county if we to expand or add a deck. If we remove trees at the waterfront, we have to replant at a 2:1 ratio. We have allocated \$1500 for spring for spraying.
3. **Rental and Welcoming Committee:** No new residents. The roster will be posted soon. Need 3-4 names. Board approved \$100 for Christmas Party December 15. **Please bring an appetizer and dessert! Bring guests! Santa will be there!**
4. **Parking Committee (Includes vehicles in commons parking lots):** We are at 15 visitor spots.

**Old Business**

1. **2008 Budget Presentation and Reserve Status:** \$315 monthly dues covers inflation but does not adequately fund reserves for all future lawful repairs. This year we painted, got free light posts, and had unfunded repairs including exterior wood repairs, tree pruning, weed spray in lagoon, gutter repair and pool repair. Premiums for insurance are up 4%.
2. **Nominations for 2008 Board:** Names that were suggested are Jennifer Hrivnak, Deb Schmeil, and Dale Gleeson
3. **Payoff for Weed Spraying in Dec 07:** completed
4. **On-site inspection with insurance company on Nov 15<sup>th</sup>:** There can be no BBQs on decks!

**830 PM – Homeowners Forum:** It was recommended that the gate code be changed again. A concern was raised regarding moss on the roof. #29 needs to paint the garage that was built. #18 has an AC stand of raw wood visible on the front.

**850 PM - President's Remarks**

**855 PM - Good of the Order, Close of meeting**