

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**

Nov **Nov 13, 2007, 7-8 pm at the Coffee House**

7:00 – 7:15 Maintenance Technician Report – Dale Adams: Solar lights were installed on the point. The landscape updating has been completed. Two hundred bulbs were planted. In the spring Dale plans to redesign the rose bushes. Does anyone know of a welder? The door to the pool no longer locks. Unit 29 is planning to put in a walkway. The garage has not been painted yet. Dale has been raking and pruning and so far has gone from units 56-45. He cut out 3 bushes behind unit #10. Gate code must be changed. Dale will update as to new code.

7:15 Call Meeting to Order – President

A. Consent Calendar

1. Approval of Oct 18th, 2007 Monthly Meeting Minutes: Approved
2. Approval of Nov 15th, 2007 Monthly Meeting Minutes: Approved

B. Secretary's Report: 1/10 Working Board Meeting; 1/24 Board Meeting; 2/7 Working board meeting; 21/21 Board Meeting; 2/24 Annual Meeting 1:00 at Fire Station on 176th.

C. Treasurer's Report: Have \$1880.69 in operating account. Have \$18,575.32 in reserve. Still paying off Tri Tech for painting. All other bills have been paid. We finished 2007 about \$4800 over budget for the year. We estimate a \$25,000 insurance bill due in January. We can pay 1/3 down for a \$5 finance charge a month.

D. Manager's Report: Insurance Risk Analysis should be done but they have been backlogged due to flooding.

Committee Reports

1. **Landscaping and Architecture:** 200 bulbs were bought and planted on the point (THANKS JENNIFER!) These include tulips, narcissus, and daffodil. Will be beautiful this spring! Dale and landscape committee should walk the grounds once a month with no exception. Roofs should be pressure washed when weather is good.
2. **Waterfront (Includes Waterfront, Docks, Boats and Storage):** Got the reply from county. We can not add any more dock spaces. The dock spaces are built upon waterfront space and the lagoon does not count for us. We can only have 13 spots and we actually have 18. Trees that are removed must be reviewed by an Arborist first and then must be replaced at a 2:1 ratio.
3. **Rental and Welcoming Committee:** No one new has moved in. Concerns have been raised with the high traffic volume at unit #22. #33 has not signed an agreement for the foundation and HOA is not liable. Final roster is about completed.
4. **Parking Committee (Includes vehicles in commons parking lots):** Unit #17 must remove trailer and boat as home owner is not living on site. Per the notice that went out to all home owners, parking violations lasting longer than 2 weeks will result in the homeowner being billed. Unit #46 is currently utilizing regular parking and not paying.

Old Business

1. **Nominations for 2008 Board:** Deb Schmeil will consider. Jennifer Hrivnak and Dale Gleason have been asked.
2. **On-site meeting with insurance company on Nov 15:** The concern is the possible surprise of an increase. No loss control person has come on site yet.
3. **Annual Meeting Feb 24, 2008 at Fire Station:** We will include: Presentation of Budget; 2007 in Review; Election of New Board; Vote on the ballot for assigned boat parking or first come/first served; 10 Year Plan Revisions.
4. **Loss Control Inspection by Insurance Company (scheduled?)**
5. **New dues of \$315 a month take effect Jan 1, 2008**

New Business

1. **10 Year Repair plan Revisions for 2008:** Input included new play ground where tennis courts are. This would take a super majority of homeowners as this is required for any amenities changes. Also considered was a wall for tennis players to hit ball against for practice. Other suggestions included: Gate replacement, Coffee House remodel, \$ for Coffee House Deck, Lanae and Back Deck repairs, mailboxes (Anita to keep this on the list to get free boxes so we don't have to pay \$5000), complete concrete fence (but first must learn if Spanaway Loop is being expanded), New Foot Bridges—although they were checked and are secure.

Dec 13, 2007

830 PM – Homeowners Forum: Retaining wall will be fixed this spring. Ed and Jennifer are donating a laptop for Dale to use on site, Unit #51 has dog fence with much animal waste inside that must be removed.

850 PM - President's Remarks

855 PM - Good of the Order, Close of meeting