

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
Jan 24, 2008, 7-9 pm at the Coffee House**

7:00 – 7:15 Maintenance Technician Report – Dale Adams: Dale was ill. No additional notes.
7:15 Call Meeting to Order – President

A. Consent Calendar

1. Approval of Dec 14th, 2007 Monthly Meeting Minutes: Approved.

B. Secretary's Report: Working board meeting Feb 8 7:00 pm. Annual Board Meeting 2/24 1:00 Fire Station *28.M*

C. Treasurer's Report: \$11,000 Operating Acct. \$21,000 Reserve. 4 Payments made to Tri Tech. \$25,000 insurance payment due on 2/20. RV parking statements due 2/25.

D. Manager's Report: Please mail in proxies as soon as possible! Pool health discussed. We believe we are in compliance and will discuss further at working meeting. Pool gate has welding needed which is not completed yet. Parking being paid for is improving. Animal waste remains issue with special issue behind unit 11. Warning letters have been sent. Unit 17 has boat and trailer yet has unit rented. Anita in contact.

Committee Reports

1. **Landscaping and Architecture:** Dale took notes of committee walk. Animal waste remains issue.
2. **Waterfront (Includes Waterfront, Docks, Boats and Storage):** We will hire arborist to evaluate trees but this will cost so we will wait. We know that if we have a tree removed, we must have a 2:1 planting ratio for any tree removed. We must also secure a permit to cut any trees down.
3. **Rental and Welcoming Committee:** No new information.
4. **Parking Committee (Includes vehicles in commons parking lots):** Unit 46 has consistent use of parking with out a paid spot. Unit 33 is working on remodel and has parked for 3 weeks with no paid spot.

Old Business

1. **Nominations for 2008 Board:** We welcome all names. We have Jennifer, Deb, Nancy, and Sherry. Dale Gleeson declined.
2. **On-site meeting with insurance company on Nov 15:** Considering a short term loan to finance so as to not remove all active funds. Flood insurance was not necessary and was dropped saving \$500. Insurance rates went up 8%.
3. **Annual Meeting Feb 24, 2008 at Fire Station: Please attend and vote!**
4. **Loss Control Inspection by Insurance Company results:** Thorough inspection completed with photographs and documentation on 1/17. Overall good shape in waterfront etc. PM was better than expected. Full report will come out to board. **No BBQs can be on front decks. Animal waste remains an issue and must be controlled.** Koi pond looked at for #46 and is not included in insurance so will need to be on homeowner's own insurance.
5. **10 Year Repair plan Revisions for 2008:** Noted that retaining wall-though not to standards visually-is extremely sturdy.

New Business

1. **Extension of Walkway for Unit 29:** Homeowner is free to add the sidewalk. Must paint garage as well please.
2. **Conduct towards CDC Employees:** There has been a rash of incidents in which board members and CDC have been threatened by home owners. Board members are volunteers and no one will be threatened. Please use common courtesy. Dale can not be threatened and has been by a home owner who now has a restraining order. It will not be allowed that a board member or employee is threatened under any circumstance ever.

**830 PM – Homeowners Forum
850 PM - President's Remarks**