

Coffee Creek Annual Homeowner's Meeting
Sunday February 24, 2008 2:00 pm

1. **Fire Dept. Presentation:** 16,000 calls were handled by this fire department last year. If any home owner still needs a smoke detector, see Ed as he has some. We are very thankful to the Pierce County Fire and Rescue for their support and for allowing us to use their facilities for our meeting.'
2. **Roll Call-Introduction:** All members attended signed in with Anita.
3. **Proof of Notice of Meeting:** All home owners were notified of the annual meeting at least 30 days in advance as required. Today's meeting has 25% of all homeowners present and we have a quorum for today's voting and meeting purposes.
4. **Board Year in review:** The past year has included: New documents, ratification and new declaration, update of 10 year plan, revised annual budget, review of long term funding goals, CCC website, Phone list updated, Painting, repair, light posts, pool to 2008 code, retaining wall repair, foundation #29, removal of tree at Coffee House that was damaging the structure, minor repairs, overall improvements including light posts, light bulbs, landscaping in front of pool, parking compliance (20 of 30 spots now funded), RV spot funding, chimney and dryer vent inspections, Fire Marshall inspection, hydrant update, treatment of lake, rhodies planted along Spanaway loop, tree limbing. Dues not paid were at \$3100 at the start of the year and rose to \$9200 in July. They were back down to \$1100 in December. When dues aren't paid, it affects everyone. We had the first insurance inspection in 3 years and the inspector said we were better off than most condo projects. The concerns included animal waste (please pick up after your pet!), BBQ on front decks are never allowed, and over sized trees. Rates go up every year. We have a \$10.1 million replacement cost. Raised deductible to \$5000 to lower fees.
5. **2008 projects:** We need to build up reserve. We can not legally defer maintenance. We need to look at getting a wheel chair ramp to the Coffee House. The established roof replacement in 17 years will take \$400,000. We need to pay off the final painting bill in July 08. New signing for community will be lawyer driven as top requirements. We need to look at resealing pavement. We have a warranty on the condo painting. The ten year plan repairs include: Mailboxes, East Dock, CH deck, concrete fence along road side (provided we don't lose space to Spanaway Loop being widened), replace pool, repair decks. The budget was presented by the board and reviewed by two volunteer home owners.
6. **Committees:** Parking: drastic improvement. Rental: New paper work was provided to all landlords for rental compliance. Welcome Committee: Greeted 6 new families and went door to door to create phone list. Built website, had BBQ, Christmas party, volunteers updated Coffee House. Landscape: Animal waste is an issue. Area that home owners are responsible for behind units must be kept up.
7. **Manager's Report and Nominations/Voting/Introduction of Candidates-** Voting Inspectors in place. Election of Board took place. Result of election include the following board members added: Jen Hrivnak #24; Sherry Scott #23;

Deb Schmeil #50; Megan Fish #8. Returning board members are Bradley Ritland, Phyllis Palmer, and Joyce Warner. **(Note-a working board meeting took place on Feb 28 and the following offices were determined: Bradley Ritland President, Deb Schmeil VP, Jen Hrivnak Secretary, and Joyce Warner Treasurer.**

8. **Vote on Docks:** voting took place to determine information for the board to use in terms of parking on the boat docks. The vote included two factors: Boat parking would be first come/first served or Boat parking would be pre-assigned. The votes were tallied and by one vote, the homeowners asked to have assigned parking. Now the new board of directors will take this in to consideration to come up with possible ways of execution.
9. **New Business:** If there are leaks or if gutters are full, place work order and let Anita know as well.
10. **Next Board Meeting:** March 20

Thank you to Ed Hrivnak for being an amazing president of Coffee Creek Condominiums Home Owner's Association. It is a tough job and Ed did such a great job. His leadership made a huge difference in the efficiency and financial status of CCC. Thank you Ed!