

**Coffee Creek Homeowner's Association  
Monthly Meeting Minutes, Board of Directors  
JULY 17, 2008, 7-9 pm at the Coffee House**

**7:00 – 7:22** Maintenance Technician Report – Dale Adams sprinkler repair in progress; rock wall at point will be completed; painting of white lines is complete; creek islands will be raked to edges to help with erosion; #33 donated a small evergreen, it will be transplanted behind units 21-23; had to replace first florescent light bulb since switch from incandescent, it lasted 11 months

**7:22** Call Meeting to Order – President Quorum present- Bradley Ritland, Joyce Warner, Megan Fish, Phyllis Palmer. Residents present- Shawn Walker #46, Christie Rupert #27, Marybeth Dennis #13, Andora and Briett Parchman #14, Alice Romanio #42, Don Todd #9, M. Scott Stirts #20, Paul Schmeil #37

**A. Consent Calendar**

1. Approval of June 19, 2008 Monthly Meeting Minutes Correction to minutes- garage sale date is Saturday, August 23 and reserve account \$29,527.02
2. Next working meeting: August 7<sup>th</sup>, 2008
3. Next monthly meeting: August 21<sup>st</sup>, 2008

**B. Secretary's Report**

**C. Treasurer's Report** Operating \$18,670.95; Reserves \$33,256.29; delinquencies are up from \$4,666.84 to \$5,701.84

**D. Manager's Report** Has left server messages for David Smith, The Pointe apartment owner, and has not had any response, will follow up with certified letter/PENDING; contacted several landscaping companies for weeding, non-available, will look into other options/PENDING; found company to perform reserve study for \$1,200 they will schedule us as soon as possible/PENDING

**E. Committee Reports-\*\*Need new committee members for ALL committees\*\***

1. Landscaping and Architecture Committees- suggested Dale purchase some Primroses; suggested replacing grass in front of unit 42 on lagoon side; sprinklers are being blocked by untrimmed hedges
2. Waterfront/Dock/RV storage Committees- Boat owners ONLY meeting on Aug 21<sup>st</sup> at 6:00-7:00 pm, regular monthly Board meeting will promptly begin at 7:00-9:00pm
3. Rental and Welcoming Committees- we have 12 rentals
4. Parking Committee- 16 spots reserved

**F. Old Business**

1. Reserve Study 2008- Initial reserve study will cost \$1,200, Jacqueline will be making appointment/PENDING
2. New Insurance Company for 2009- Jacqueline is still working on getting 3 bids/PENDING
3. Dog waste issues/follow-up letters – sent/CLOSED
4. Moss treatment roof/clean gutters- All Ways Under Pressure has received payment; they will be called out to treat #37 moss/PENDING
5. Picnic tables if Dave has time- Dave will not have time during summer months, will look into around Fall/CLOSED
6. Risk Assessment Report from CAU Insurance- No risk assessment has been done and is not required this year/ CLOSED
7. Mailboxes for Coffee Creek- Jacqueline will continue to contact the county every 6 weeks/PENDING
8. Striping Parking Lot- Completed, put in work order if there are any issues/CLOSED

9. Damaged fence by potty lot/ask Apt complex to assist us in area clean-up this fall- Jacqueline will send certified letter to owner/PENDING
10. Gate Repair- Completed/CLOSED
11. Northwest Common Area Improvements- Dale will continue to repair rock wall and remove non-native plants, for info on plants please see Coffee Creek web-site/PENDING
12. Safety of front 2 story balconies- Approved webbing has been purchased for anyone who wishes to install it on their balconies, to receive some please put in work order. Note: chicken wire is not allowed/CLOSED
13. Air Conditioning units- Inner circle- air conditioners are only allowed in the breeze way by front door. Outer circle- air conditioners are only allowed in the back of unit, not on sides or front/CLOSED
14. Sink hole on bridge- completed for free by water repair company/CLOSED
15. Garage Sale- Saturday, August 23, 9-2/PENDING
16. Spraying of weeds- Re-spraying of lagoon will take place this week/PENDING
17. Carport buckling- Getting bids between units 31 & 32. Insurance company came and looked and reported it is not structural/PENDING
18. Water leak outside #24 and pool- completed/CLOSED

#### **G. New Business**

1. NW Window Washing- CDC left message that we were interested and were given permission to hand out fliers to community/ PENDING
2. Request of permission for 2 boats at dock/Request to paint brick pavers (from #29)- Request was denied to have 2 boats, following by-laws. Request to have pavers in common area denied, following by-laws. Both have been resolved/CLOSED
3. Request of permission to park on top of PSE utility transformer vault (from #14)- Denied. Resolved/CLOSED
4. Painting touch up areas on back deck- Jacqueline will continue to look into who is responsible for purchasing paint/PENDING
5. Weeding of flower beds/lagoon ivy- Jacqueline will continue to look into companies/PENDING
6. Late fee for late pool permit- CDC never received bill to get pool permit, therefore there was a late charge to get permit. Jacqueline will send letter asking to have late fee removed/PENDING

#### **8:30 PM – Homeowners Forum**

\*Unsupervised children in pool area, throwing rocks and responsibilities of parents

\*Swimming Pool rules/hours- rules and hours are posted at front gate, please follow them

Andora and Briett Parchman #14, very upset regarding letters sent to them about parking issues, would have rather had been asked in person to have car moved than received letter from CDC; did not feel letter was well written and did not have facts straight; car has been moved and is now resolved. Saw male urinating in pool at 2am

Don Todd #9- unit #11 continues to have car parked over fire line, causes safety violation and mail woman will not deliver mail if blocking mailboxes; unit #3 has unsupervised children running around, their safety is at risk; is #13 paying for spot? They used to have converted garage, but no longer do; #25 has too many for sale/rent signs posted, limit is one per unit

Scott Stirts #20- saw rat swimming in pool, suggested bait stations around area to be baited and regularly checked; worst property has looked in years, would like to see landscaping crew be brought back in weekly; the pool is dirty; we are not getting our moneys worth with Dale; the painting of the bridges still has not been completed; financially having Dale didn't work

Alice Romanio #42- boat is illegally parked; chalk on tennis court is inappropriate and needs to be cleaned up by whomever is responsible immediately; #11 dog is pooping behind unit, there were 11 piles the other day

Paul Schmeil #37- sediment is collecting in the bottom of the lagoon, we need to get it dug out to keep the lagoon functioning.

**8:40 PM - President's Remarks-** none made

**8:45 PM - Good of the Order, Close of meeting**