

Note: For problems or emergencies contact CDC: During work hours call Rick Newman at CDC: 253-472-0825, e-mail rick@cdcmanagement.com; Dale: 253-441-9788; After Hours: 1-800-544-4912

**Coffee Creek Homeowner's Association
Monthly Meeting Minutes, Board of Directors
January 15, 2009, 7-8 pm at the Coffee House**

7:00 Call Meeting to Order – President

Present: Quorum- Fish/8, Hrivnak/24, Palmer/34, Schmeil/50, Warner/41, Scott/23 Homeowners: Linda O'Brien/19, Alice Romanio/42, Dale Gleason/44, Irene Clifton/55, Shawna McGatlin/15

7:00-7:05 Maintenance Technician Report – Dale Adams: Currently: removing junipers in pool area, painting lights along pathway on inner-lagoon, cleaning dome lights under carports; Will be: fixing/replacing parking lot wheel stops, removing tree between 21 & 22, removing bush by 56, transplanting Lithadora outside of gate on east side. Dale is using his best judgment to assist people at gate, he is not responsible to know who to let in or who to keep out. Has received bid to add downspout to unit 8/9/PENDING

A. Consent Calendar

1. Approval of December 18, 2008 Monthly Meeting Minutes approved; moved by Hrivnak, seconded by Scott
2. Next working meeting: February 5, 2009
3. Next monthly meeting: Saturday, February 21, 2009 Annual Meeting, 2:00 pm-4:00 pm
Central Pierce Fire and Rescue Station 6-0
17520 22nd Ave East Tacoma 98445
corner of 22nd Ave and 176th - park in main lot - classroom A

B. Secretary's Report: The chimney report and CDC's service contract have been added to the web-site

C. Committee Reports-

Landscaping and Architecture Committees: Romanio- Walked around with Dale Adams 1/14/09 and discussed removal of tree between 21 & 22, removal of bush by 56, transplanting of Lithadora, weeding by 25 on lagoon side. Discussed ways to beautify RV lot, some options: slats in fencing, planting bushes in-front of fence/PENDING

Waterfront/Dock Committee: Gleason- waterfront committee has not yet met, currently working on having 16 boats on docks this summer, for this to work water depths, boat lengths, how often boat is used, and space needed for docking must be considered. Gleason plans on meeting with boat committee and presenting plan at annual meeting. Gleason proposed setting up separate account for the RV lot revenue, the funds would be used the docks/PENDING

Rental and Welcoming Committees: Scott- No new residents have been welcomed this month

Parking Committee/RV storage Committees- Maintenance Technician has recently done a parking/RV audit

D. Treasurer's Report: As of December 31, 2008 - Reserve 1 Account \$40,172.01, Reserve 2 Account \$100.00

E. Manager's Report: Rick Newman was absent due to a personal issue

E. Old Business

1. Mailboxes for Coffee Creek/contacted every 6 wks: Post office does not have a budget for mailboxes this year due to the economy/CLOSED
2. Fence by potty lot/Apt complex to assist us in clean-up: PENDING
3. New small weave pool fence for 2009/bids: Bids have been sent out/PENDING
4. CCHOA collecting rent from landlord's until delinquent condo dues is zero: Rental units are currently delinquent \$400 or less. The board will not be collecting rent from these units unless amount exceeds one month's rental amount. They will continue the fine structure as defined in the CC&Rs/CLOSED
5. 2008 Parking audit complete-collect unpaid parking spots for delinquent units: PENDING
6. Erosion repair by pool on creek side: The fence bid requested companies to see if they can sink the posts into the pool decking or provide some bids on how to solve fence problem. Once the fence is stable the erosion issue will be addressed/PENDING
7. Air conditioning unit brackets on side of unit 11: PENDING
8. Chimneys/dryer vents cleaning/Repairs: PENDING
9. New reserve account: The reserve 2 account has been opened at Venture Bank/CLOSED
10. The 2009 Board of Directors has 4 open slots for 4 new board members: PENDING

G. New Business

1. Maintenance Technician cell phone plan: PENDING
2. Petra Lippa parking charges: CDC will proceed with charges, Petra has not provided the board with documentation/CLOSED

3. Wiring inspection: Electrician from Meridian Electric will be coming out to perform a pre-inspection of a few units to give us an idea of what wiring is locating inside each unit/PENDING. They will also be giving a short presentation on aluminum wiring, copper wiring and CO/ALR devices at the annual meeting/PENDING

4. RV and Boat parking charges for 2009: CDC will be sending out billing statements to those using the RV lot/PENDING

8:05 PM – Homeowners Forum

Jen Hrivnak/24 has been attending the Clover Creek Watershed Committee meetings, she has submitted a proposal for 2009 asking for assistance in cleaning up our lagoon and creek. The committee would like to introduce Coho salmon into Spanaway Lake and would like to use the creek as their breeding area. This is very exciting for our community.

Dale Gleason/44: Roof is leaking/PENDING

Irene Clifton/55: Question: Why do I have to change my front light porch back to the original one when others in the community have different one than the original? Answer: The board will look into this matter/PENDING

8:10 PM - President's Remarks: Owners will be receiving a mailing from CDC regarding the annual meeting. In this packet will be a Residential Information Form. This form is very important, please take the time to fill it out and bring it to the annual meeting or mail it to CDC. This form contains information that is pertinent to the safety and integrity of our community.

8:15 PM - Good of the Order, Close of meeting

<http://www.cdcmanagement.com>

<http://groups.yahoo.com/group/coffeecreekcondominiums>