

**Coffee Creek Homeowner's Association
Monthly Meeting Agenda, Board of Directors
January 21, 2010, 7-9 pm at the Coffee House**

*Gate Code
0123*

7:00 Call Meeting to Order – President

A. Consent Calendar

1. Approval of December 10, 2009 Monthly Meeting Minutes
2. Next working meeting: February 4, 2010
3. Next monthly meeting: February 18, 2010, 7-9pm in Coffee House
4. Annual meeting: February 20, 2010, 11-1pm Fire Station, 17520 22nd Ave. E. Tacoma, WA 98445

B. Secretary's Report

C. Treasurer's Report

D. Manager's Report

E. New Business

1. Coffee House water leak, repairs/insurance claim
2. New engineer roof inspection
3. PSE gas holes in front of unit 36 – to be sealed?
4. Insurance claim against roof repairs? *close the action*
5. Unit 4 water damage/power
6. Unit 14 roof/porch leak

*Delinquency
#4 Sanitation Auction
#16 Pymt arrangements
#? Have been served!*

F. Old Business

7. Four new board members needed Feb. 2010
8. Gate timers
9. Ice melt
10. Paddle boat on beach
11. Delinquency action
12. Cleaning of the roofs
13. Tree pruning
14. Gate status
15. Outdoor lighting (pet lot, bridge lights)
16. Pool cover
17. Dock charges/changes to Rules and Regs
18. Wiring reimbursement → *questionable \$59,000*
19. Unit 18 soft spot above window
20. Renting rooms
21. Engineer Roof Inspection
22. Unit 29 deck bids
23. Caution sign on boat ramp to prevent injury
24. Chimney cap bids
25. Coffee Creek back taxes bill *plus CDL 6,000+*
26. Unit 16 chimney covering
27. Hose bib replacement for units 19, 21, and 54
28. Unit 30/31 landscaping from sewer repair
29. New insurance

(185 Reimb)

8:50 PM – Homeowners Forum

8:55 PM - President's Remarks

9:00 PM - Good of the Order, Close of meeting

REMINDER: Dues paid late will receive a \$25 monthly late charge starting January, 2010

Unit 51

*800
811-8192*

*Traffic & the maintenance. com
warranty from the installer
& suppliers material*