

Coffee Creek Homeowner's Association
Monthly Meeting Minutes – Board of Directors
June 23, 2011 – 6:00 pm – Coffee House

1. Call to Order – 6:00 pm by Linda O'Brien, President

2. Determine Quorum: Quorum Satisfied

Board Members Present: Linda O'Brien, Joyce Warner, Phyllis Palmer, Shawn Walker, Judy Rousseau

Homeowners Present: Sherry Scott, Rita Senecal, Paul Schmeil

Others Present: Vasiliy Stupin, Angel Ernst, Bianca Wulff – VIS Group

3. Previous Meeting Minutes: Approved as amended

4. Financial Report: Vasiliy reviewed the financials, and discussion followed, and the reports were approved. Vasiliy reported on the small claims cases that are pending. One has been resolved, one is pending, one in process, and two units filed on June 16th and they are in process.

5. Maintenance: A maintenance matrix draft was presented and discussed. It was requested that the attorney include skylights in the homeowner responsibility matrix; Vasiliy will contact the attorney. Bianca reported that she is working with the engineers regarding roofs and structural items; the results are pending. The board and VIS agreed to coordinate any needed maintenance items to be done by the maintenance technician. It was voted that Bianca include safety issues as part of her report regarding modified decks.

6. Old Business: The board voted to move forward with the renewal management agreement with VIS. Vasiliy reported that he is continuing to pursue a loan with Mutual of Omaha. There are currently too many units in the arrears to obtain an approval. VIS is working diligently to bring more homeowners current which would resolve the situation. The board approved the repair bid for replacement of the hose bib near the RV parking area. Angel reported that after numerous reports it appears that the water build up issue in front of units 41 thru 44 is a result of the water table. No further action being taken at this time, but the situation will be monitored.

7. New Business: The board reviewed, discussed and approved two new hardship requests. A request for car damage reimbursement from the owner of Unit 17 due to paint overspray resulting from the painting of the speed bumps was reviewed and discussed. Since the painting was done by hand with a paint brush it was voted to deny this request.

8. Homeowner's Forum: It was requested by a homeowner that No Parking signs be posted in vacant units. Parking violations were discussed at length and VIS will be providing notices that can be placed on cars that are illegally parked thereby notifying the offender that their vehicles will be towed if not removed from the premises.

Adjourn: There being no further matters the meeting was adjourned at approximately 8:45 pm