

MEETING MINUTES

Coffee Creek Homeowner's Association Monthly Meeting Minutes, Board of Directors April 18, 2013, 6:00 pm – Coffee House

- I. Call to Order: 6:00 p.m. by Joyce Warner, Vice President
- II. Quorum established.

Board Members Present:

Joyce Warner #41, Rita Senecal #38, Rob Cooper, #47, Phyllis Palmer
Unit 34, Petra Lipa Unit 43, Shawn Walker, Unit 46, Nettie Reed, Unit
22.

Homeowners Present: None

Others Present: Steve Lake.

- III. Approval of Agenda: Phyllis and Rita motioned and seconded to approve the agenda. The board approved the agenda.

Meeting Minutes: The minutes of the March 28, 2013 meeting were approved. Motion by Rob seconded by Phyllis.

Selection of Officer Positions:

Steve mentioned that we have a fairly new Board and there was lots of discussion regarding Officer Positions. After discussion the members voted as follows:

Phyllis Palmer, President
Rob Cooper, Vice President
Joyce Warner, Secretary
Nettie Reed, Treasurer

A motion was made by Shawn and seconded by Joyce and these officers were approved by the Board.

- IV. Management Report: Steve Lake gave the Management Report on behalf of VIS. The Association currently has \$36,309.13 in the operating account and \$16,010.16 in the Reserve Account. The delinquencies are a total of \$32,185.23 consisting of 13 accounts.

A Release of Funds was signed to pay Bianca \$3,139.11, the second of three payments. Motion by Joyce, seconded by Rob.

Two delinquencies were discussed. One Unit wants to pay the balance with a payment plan of \$600.00 per month. Motion by Rob, approved by Rita. Another unit will pay \$550.00 per month, no waiver of fees. Motion by Joyce approved by Rita, Board approved payment plan. Another unit is in garnishment based on sales.

A Boat Assignment map was presented and can be obtained through VIS. Two boats have not paid the RV fee and will be towed on May 1, 2013.

The landscape contract for Randy was discussed and some minor changes will be made. Maintenance work is separate from landscape work. It was also discussed that the Board would like a monthly report from Randy at the start of the meeting.

We have a new Compliance person from Vis. Three units were told to pick up dog feces from their yard and other areas where the dogs drop feces. Do not throw barbeque briquettes on the ground, it could cause a fire hazard. Store all trash in containers, do not leave outside in bags. Unit 54 was flagged however that was cleaned up before the meeting.

Unit 24 does not want the deck painted. It was agreed by the Board it will be painted and new fascia board installed.

Swimming off the dock was discussed and Steve will check with the Insurance Company regarding their rules and whether wading in the dock area is acceptable.

I, on behalf of the Board, would like to thank Rita for her diligence in getting the carports of Unit 54 and Unit 55 cleaned up. THANKS A WHOLE BUNCH.

Next Meeting: May 16, 2013 – 6:00 p.m. Coffee House