

**Coffee Creek Homeowner's Association  
Monthly Meeting Minutes, Board of Directors  
June 20, 2013, 6:00 pm – Coffee House**

I. Call to Order: 6:00 p.m. by Phyllis Palmer, President

II. Quorum established.

Board Members Present:

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

Homeowners Present: Linda, Unit 19, Dave, Unit 43, Diane, Unit 26

Others Present: Ron Fournal, VIS

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

Meeting Minutes: The minutes of the May 16, 2013 meeting were not approved because Ron did not have a copy of the minutes.

IV. Management Report: Ron Fournal gave the Management Report on behalf of VIS. The Association currently has \$50,799.45 in the operating account and \$31,671.46 in the Reserve Account. The delinquencies are a total of \$46,002.19.

Two delinquent accounts will go before the Judge on July 24, 2013. One account needs to be reviewed by the Board as to a payment plan.

Landscape v. Maintenance on behalf of Randy was discussed. It was agreed that maintenance would require a work order to be processed and completed before the work would be done.

Regarding landscape, Randy would like a landscape work list from the owners that he can follow. The list should be given to Phyllis and she will work with Linda to get those jobs completed.

Ron indicated that some parking permits have been submitted to VIS and they are being processed to give parking permits. He was not aware of what units had submitted the requests.

Under new business, the lake spraying was discussed. It was agreed that Coffee Creek would give \$1,000.00 toward the spraying of the lake. Motion by Shawn, Nettie seconded, approved by the Board.

It is time to have the dryer vents serviced. Nettie motion and Shawn seconded to have that taken care of soon. Vis will obtain bids.

Decks and roofing problems were discussed. We need bids on the decks that need repairs. Also, we need to determine which roofs need to be repaired with the nice weather approaching.

The floating dock repairs were discussed. There were three bids obtained. One for \$2460, one for \$2628 and one for \$7000. The Concrete ETC Co. was approved by a motion by Joyce and seconded by Petra to repair and secure the floating dock.

Swimming off the dock and wading in the Clubhouse area was discussed. Ron will check with the insurance company but thinks if we put up signs, "Swim at your own risk", we would be covered.

The former roofers left debris on the roof of Unit 28. Shawn volunteered to go remove that debris.

Unit 8 has a skidoo at the dock that is not insured. VIS will contact the owner and inform them they need insurance. They did pay the fee.

Next Meeting: July 18, 2013 – 6:00 p.m. Coffee House

Meeting adjourned at 8:05 pm

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