

Coffee Creek Homeowner's Association
Monthly Meeting Minutes, Board of Directors
July 18, 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 # 34, Petra Lippa # 43, # 46., Nettie Reed, # 22

Homeowners Present: Paul Schmeil, #37, Lynn & Jenine Miller, #2 Don Todd & James Miller, #09, Elmer Barley, #7. Shawna MxGatlin #15

Others Present: Ron Fournal, VIS

Prior to starting the meeting, Joyce stated she felt the last meeting was very frustrating. Several people were talking at once on unrelated subjects. She suggested that the Board stick to the Agenda, if a member has something to discuss that is not on the Agenda, raise your hand so Phyllis can recognize you. Joyce suggested the Board stick to the Agenda to have a more productive and timely meeting.

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

Meeting Minutes: The minutes of the June 20, 2013 meeting were approved by a motion by Petra, seconded by Rob.

IV. Management Report: Ron Fournal gave the Management Report on behalf of VIS. The Association currently has \$49,429.83 in the operating account and \$41,373.43 in the Reserve Account. The delinquencies are a total of \$51,777.36.

Two delinquent accounts will go before the Judge on July 24, 2013. One account needs to be discussed regarding a payment plan.

Landscape issues were discussed. Unit 9 said the area behind their unit is ugly and it is very disturbing. All this work takes time and hopefully it will be taken care of in the near future. Phyllis donated beauty bark that has been spread around the area.

The floating dock has been repaired and properly secured.

There was a fire on the deck of Unit 27. A fire inspector will be called to file a report as to the cause of the fire. The inhabitant thinks it was caused by the dryer vent. VIS is checking the status of the last dryer vent cleaning regarding this vent. An adjuster for our

insurance company estimated the cost to repair the unit would be around \$5,000.00. The dryer vents will be cleaned on Saturday, August 3, 2013 by Chimney Specialists.

Unit 27 was discussed concerning the people living there and the dues not being paid. An address for Mr. Gilstrap has been obtained. A motion made by Rob and a second by Nettie to have VIS serve Mr. Gilstrap a letter regarding his plan for this unit. The Board approved the motion.

Decks and roofing problems were discussed. We need bids on the decks that need repairs. Rob and Phyllis will do a walk around next week.

Spraying of the Lake was discussed. There aren't enough people donating to spray the Lake. The Board wants Tacoma Aquatics to spray our area.

The fence between the apartments and the condos was discussed. It needs to be repaired. Randy contacted the apartment manager and they agreed to split the costs. Materials will be about \$220.00 and labor about \$480.00.

Rental Rules were discussed. According to the Revised Declaration for Coffee Creek, Section 10.2.19, "Notices re Occupancy Changes" states the owners submit the proper paperwork to the Board for approval. Section 10.2.15 discusses a fee to be imposed. A motion was made by Nettie, seconded by Rob for an early in and out fee of \$20.00 and a \$25.00 processing fee. The Board approved. A letter will be sent to all owners regarding this process. The Board needs to enforce these rules.

Homeowners forum:

Unit 16 has a pit bull that is constantly barking and roaming the ground late at night. VIS will send a letter regarding this problem. A resident had contacted Animal Control and was advised to document the dog's behavior. A Nuisance Animal Affidavit was received from Pierce County Auditor's Office to have the behavior of the dog logged as to date and time of behavior. If you would like to receive this form to monitor an animal, the number to call is 253-798-7387.

The Audit from last year will be reviewed by the Board.

Next Meeting: August 15, 2013 – 6:00 p.m. Coffee House

V: Meeting adjourned at 7:50 pm by a motion from Rob and seconded by Joyce