

**Coffee Creek Homeowner's Association
Monthly Meeting Minutes, Board of Directors
August 15, 2013, 6:00 pm – Coffee House**

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

II. Quorum established.

Board Members Present:

Rita Senecal #38, Shawn Walker, #46, Phyllis Palmer, # 34, Petra Lipka # 43.

Homeowners Present: Paul & Marylin Schmeil, #37, Lynn & Jenine Miller, #24, Deborah Stinson, Unit 56, Elmer Barley, #7.

Others Present: Ron Fournal, VIS

Approval of Agenda: Petra and Rita 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 Shawn.

III. Management Report: Ron Fournal gave the Management Report on behalf of VIS. The Association currently has \$59,002.61 in the operating account and \$50,875.00 in the Reserve Account. The delinquencies are a total of \$32,879.44.

The Lagoon spraying was discussed. The check has been sent.

The dryer vents were cleaned. They couldn't get to some of them. We need to figure out what can be done.

Landscape issues were discussed. Unit 56 would like the grounds next to her unit cleaned up. There will be a work party on August 20th from 9 am to noon.

Randy has the fencing material to repair the fence between the pool and the apartments. He will get with the apartment maintenance man to install.

There was a discussion about Unit 27, the fire inspector said the fire was started by the dryer vent. Ron is checking to see if that vent was cleaned when the dryer vents were cleaned the last time.

Decks and roofing problems were discussed. We need bids on the decks that need repairs. Rob will get bids to repair the balconies. It was approved to start roofing Unit 33. McMains will be contacted.

Parking signs have been ordered and they should be here next week.

Pets were discussed. A letter will be sent to all pet owners as to how many, the weight, etc.

The Board discussed putting the 5 mile per hour buoys out in front of Coffee Creek.

Homeowners forum: None

Next Meeting: September 19, 2013 -- 6:00 p.m. Coffee House

V: Meeting adjourned at 8:20 pm.