

**Coffee Creek Homeowner's Association
Monthly Meeting Minutes, Board of Directors
October 24, 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, Rob Cooper, #47, Nettie Reed, #22, Joyce Warner, # 41 Phyllis Palmer, # 34, Petra Lippa, #43.

Homeowners Present: Lynn & Jennie Miller, #24, Deborah Stinson, Unit 56, Elmer Barley, #7. Dave Unit 43

Others Present: Steve Lake, VIS

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

Meeting Minutes: The minutes of the August 15, 2013 meeting were approved by a motion by Petra, seconded by Nettie.

III. Management Report: Steve Lake gave the Management Report on behalf of VIS. The Association currently has \$53,032.76 in the operating account and \$69,789.14 in the Reserve Account. The delinquencies are a total of \$34,846.94.

The Lagoon spraying was discussed. The check had been sent, however, the Lagoon was not sprayed. Steve will check to see if the Association received a refund.

The dryer vents were cleaned. Steve will get us a copy of that report so the Board is aware of which vents were not cleaned. Additionally, Steve will check to see who cleaned the vents the last time and get a report on those vents.

The tool shed in the RV Park was broken into and a lot of tools and equipment was stolen. The Board agreed to buy a new leaf blower at a cost of about \$500. It was also agreed by the Board to allow \$300 for tools that belonged to Coffee Creek. Motion by Rob, seconded by Joyce.

The tree that fell on the tool shed belonged to the neighbor behind the RV lot. They have been warned about some other trees about to fall if a high wind hits. Randy will contact the owner to split costs of repairing the fence. Motion by Rob, seconded by Rita.

There was a discussion regarding the children in Unit 47 and 52. These boys are out without supervision riding their bikes on the trail along the creek. Steve will send a letter to the parents.

Preventive maintenance on the Gate was discussed. Steve will check with the gate company to see if we have a maintenance police.

Unit 27 would like to have the window replaced. It was decided he could have it replaced provided he hired a licensed/bonded contractor to do the work. It is still undecided as to who is responsible for replacing the window. Motion by Rob, seconded by Petra.

Unit 21 has a problem with the garage door. Randy will check to see what the problem so it can be addressed next meeting.

One of the heaters in the Coffee House has a broken switch which cannot be replaced. Rob will get a new heater for the Coffee House.

Unit 56 has requested that a gas fired stove be installed in the master bedroom.

Homeowner's forum: Elmer asked if there was anything new on the roofing issues. Nothing at this time.

Next Meeting: November 21, 2013 – 6:00 p.m. Coffee House