

Coffee Creek Homeowner's Association
Meeting Minutes, Board of Directors

August 26, 2014, 6:00 pm – Coffee House

- I. Call to Order: 6:04 pm by Lynn Miller, President
- II. Quorum established.
- III. Board Members Present: Lynn & Janine Miller, # 24, Rita Senecal, #38, Joyce Warner, #41, Phyllis Palmer, #34, Petra Lipa, #43
- IV. Homeowners Present: Paul, #37, James & Donald #9, Deborah, #56, Linda, #19, Elmer #7, Carl #39
- V. Others Present: Don Campbell, JC Higgins & Associates.
- VI. Approval of Agenda: The Agenda was approved.
- VII. Minutes: The minutes of the July 29, 2014 meeting were approved with a motion by Phyllis, seconded by Petra.
- VIII. Financial Report: As of August 26, 2014, the association has \$94,704.78 in the operating account, \$66,744.50 in the reserve account and \$7,744.05 in the insurance reserves. The delinquencies total \$32,893.03. Five are large amounts totaling \$25,161.00. Three units have a lien and one we are currently attempting a foreclosure action.
- IX. Management Report: Regarding compliance issues the following violations were addressed: One air conditioning unit installed without approval.
- X. Old Business: The non working lights were discussed. Hopefully they will be repaired soon.
The RV shed needs to be repaired. At this time it appears it is Insurance Company verses Insurance Company. A certified letter needs to be sent to the owner across the fence to establish liability.
There are 6 units, 3, 4, 17, 18, 55, and 56 that have deck railings that have rotted out. Get bids to have them repaired.
- XI. New Business:
>The roofing problems were discussed. The roofs need to be repaired. A motion by Janine, seconded by Phyllis to table the remaining roofs until spring.

> An additional motion by Joyce, seconded by Petra to replace the siding on the wall above the front porch area on Unit 38. Motion approved.

> The irrigation system needs to be repaired. Mr. Irrigation, Inc. gave a bid of \$1,655.00 to put in new control valves and a new control box in case we want to enlarge the system. A motion by Janine, seconded by Petra to table for next spring. That motion failed. A motion by Joyce, seconded by Rita to accept the bid and get the system fixed was approved.

> The fence repair was discussed. The fence at the entrance and in the storage yard need to be repaired. A bid of \$475.00 plus tax was submitted by Fence Specialists to do the repairs. A motion was made by Rita, seconded by Phyllis to accept the bid. Motion approved. The fence behind Unit 10 needs to be repaired. Get bid to fix at a later date.

> Cleaning the dryer vents were discussed. Get additional bids. A motion by Janine, seconded by Petra to postpone the cleaning and get additional bids was approved.

> Lynn suggested that we need additional signs in the pool and dock area to conform with the Rules. The pool signs are on order. A motion by Janine, seconded by Petra to keep the pool open, weather permitting, was approved.

> Unit 16 has a third fine of \$90.00 regarding her dog. A motion by Janine, seconded by Petra was made to have her continue to be fined. Motion approved. The Board could approve removal of the dog by the Management Company but it would be very expensive.

> The garage and exterior doors are the Association's responsibility. Garage doors on Units 20 and 56 need repairs. Front doors on Units 25, 38, 43, 4, 39 and 56 need repairs. Get bids.

- XII. Homeowners Forum: Carl had a question regarding personal insurance on his unit. Don suggested we have a meeting with our insurance company to give us a presentation so we won't be over insured by both companies.

Next meeting will be September 30, 2014 at 6 pm in the Coffee House.

Meeting adjourned at 7:20 pm by a motion from Phyllis, seconded by Janine