

**Coffee Creek Homeowner's Association**  
**Meeting Minutes, Board of Directors**  
**September 30, 2014, 6:00 pm – Coffee House**

- I. Call to Order: 6:04 pm by Lynn Miller, President
- II. Quorum established. Board Members Present: Lynn & Janine Miller, # 24, Rita Senecal, #38, Joyce Warner, #41, Phyllis Palmer, #34, Petra Lippa, #43, Rob Cooper, #47
- III. Homeowners Present: Deborah, #56, Shawanna, #15, Elmer #7, David, #17, Steffani, #4.
- IV. Others Present: Don Campbell, JC Higgins & Associates.
- V. Approval of Agenda: The Agenda was approved.
- VI. Minutes: The minutes of the August 26, 2014 meeting were approved with a motion by Phyllis, seconded by Petra.
- VII. Financial Report: As of August 31, 2014, the association has \$78,893.03 in the operating account, \$60,744.73 in the Reserve Account and \$7,744.41 in the insurance reserves. The delinquencies total \$32,778.03 consisting of 20 accounts.
- VIII. Management Report: A lien is in process for Unit 1 and Unit 55. The eviction process is in motion. There is no time line, we just have to do what is necessary.
- IX. Old Business:
  - > The non working lights were discussed. The two lights by the dock are not working. Lynn will check with the company that is repairing them.
  - > The RV shed needs to be repaired. There is a \$5,000 deductible on the insurance policy. Bids will be obtained to repair the RV lot shed.
  - > The irrigation company should be here on Monday to work on repairing and improving that system.
  - > There was a bid from Sears to clean the vents. A motion was made by Joyce, seconded by Rob to use Chimney Specialists. Motion approved.
  - > The garage doors were discussed. Unit 42 was added since their door is broken and Unit 4 can submit a bill for reimbursement of the cost of the garage door repairs.
- X. New Business:
  - > Gutter cleaning was discussed. Once a year with minor repairs and twice a year on the outer units because of additional droppings of the trees.
  - > Security cameras were discussed. Lynn will check into that issue.
  - > A discussion was held regarding making this a 55+ community. Deborah stated that if

it was a 55+ community, property values would drop. Additionally, it would require that everyone would approve that move.

- XI. Homeowners Forum: Phyllis needs things to be done. Her water pressure is very low and thinks the line needs to be blown out. She will contact Higgins. Unit 38 needs the siding painted. Units 9 & 10 need the fence repaired behind the units.

Next meeting will be October 28, 2014 at 6 pm in the Coffee House.

Meeting adjourned at 7:00 pm by a motion from Janine, seconded by Rob.