

Coffee Creek Homeowner's Association
Meeting Minutes, Board of Directors
February 25, 2015, 6:00 pm – Coffee House

I. Call to Order: 6:04 pm by Phyllis Palmer, President

II. Quorum established.

I. Board Members Present: Rita Senecal #38, Joyce Warner #41, Phyllis Palmer #34, Petra Lippa #43, Shawn Walker #46, Rob Cooper, #47

I. Homeowners Present: Deborah, #56, Linda, #25, Nettie, #22, Elmer, #7, Linda, #19, Kelly, #52

Others Present: Shannon, JC Higgins & Associates.

I. Approval of Agenda: The Agenda was approved.

Minutes: The minutes of the January 22, 2015 were approved by a motion from Shawn, seconded by Rob.

I. Financial Report: As of February 25, 2015, the association has \$21,810.14 cash on hand, \$128,814.64 in the general Reserve Account and \$79.08 in the insurance reserves and \$3,357.88 in the savings account. The delinquencies total \$35,898.99 consisting of 11 accounts

I. Management Report: Shannon is almost done with the parking list and vehicle information. She is still working on an emergency contact list and needs updated phone numbers from owners and tenants

I. Old Business: The dryer vent cleaning has been completed.

II. New Business: Three new budgets were proposed. Homeowners need to vote on a new budget, not a Board decision. The budget will be discussed at the Annual meeting in March. A motion was made by Rob, seconded by Rita to leave the dues where they are. Several repair problems are pending, siding and structural problems.

Information regarding the Rules, etc. to new owners is not paid for by the Association, those fees are paid by the owner.

New Board members were discussed. Elmer will run for the Board. Linda O'Brien would run but only as a member at large, Nettie is thinking and Kelly, a new owner of 52 is interested.

Unit 49 had a death in the family and there was a lot of traffic in and out of the unit. They have requested an additional parking space.

There was discussion about towing the boat & trailer that is not licensed. It was suggested to give them 48 hours notice. Shannon will follow up on that discussion.

Randy's Contract was discussed. It was decided to leave that up to the new Board. The mailbox post at Unit 56 is too short. Randy needs to fix that post since the mail person has complained about it.

Next meeting will be March 19, 2015 at 6 pm in the Coffee House. That will be the Annual Meeting

Meeting adjourned at 6:45 pm by a motion from Petra seconded by Rita.