

**Coffee Creek Homeowner's Association  
Monthly Meeting Minutes, Board of Directors  
May 21, 2015, 6:00 pm – Coffee House**

I. Call to Order: 6:04 pm by Kelly Selby, President

II. Quorum established.

Board Members Present: Rita Senecal #38, Joyce Warner #41, Elmer Bartley, #7, Kelly Selby, #52

Homeowners Present: Deborah, #56, Phyllis, #34, Alex & Liz, #31, Dick & Dana, #9

Others Present: Shannon, JC Higgins & Associates.

Approval of Agenda: The Agenda was approved.

Minutes: The minutes of the April 16, 2015 were approved by a motion from Elmer, seconded by Rita.

Financial Report: As of April 16, 2015, the association has \$4,928.14 cash on hand, \$114,374.60 in the general Reserve Account and \$18,746.12 in the insurance reserves and \$27,815.61 in the savings account. The delinquencies total \$9,222.63 consisting of 9 accounts.

Management Report: Unit 45 has been repaired by Roley Construction. Unit 55 is working with the owner. Unit 22 needs to be cleaned up in the car port area as well as the patio area. A letter has been sent. Unit 12 has a big black truck that is not paying for parking.

I.

II. Old Business: There is a need for beauty bark to improve the ground looks around the area. Randy checked and was given a bid of \$984.50 which should be sufficient to cover the needed areas. A possible work party will be planned to help spread the bark. Motion by Joyce, approved by Rita. Additionally there is a need for sod in the pool area. Randy will prepare the area and lay sod.

III. New Business: The pool will be open on Memorial Day. The chairs need to be cleaned and washed and the lights need to be checked around the pool.

The tennis court was discussed and it will become a long term goal plan. There are more pressing repairs to be taken care of first.

Elmer checked with All Seasons Pest control and discovered it was too expensive and we will continue with Lind. Any ant removal problems are to be referred through Shannon.

Through Elmer's diligent work with VIS, they have agreed to repay the money they advanced for fees. They will be reimbursing the Association in the amount of \$11,424.00 to be paid over the next 120 days. THANK YOU ELMER.

Randy's schedule was discussed and it was decided that Shannon will be his supervisor and has established a working schedule for him. If you have any concerns in Randy's work, please contact Shannon.

Next meeting will be June 18, 2015 at 6 pm in the Coffee House.

Meeting adjourned at 7:10 pm by a motion from Elmer and seconded by Joyce. In the open forum, the rotted balcony railings need to be replaced. Shannon will be contacting vendors and get bids.