

**Coffee Creek Homeowner's Association  
Annual Meeting Minutes, Board of Directors  
March 19, 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, Shawn Walker #46, Rob Cooper, #47
  
- I. Homeowners Present: Deborah, #56, Linda, #25, Nettie, #22, Elmer, #7, Kelly, #52, Carl #39, Loretta, #55, Lynn, #48, Dave, #17, Shawana, #15, Alex, #31,
  
- I. Others Present: Shannon, JC Higgins & Associates.
  
- I. Approval of Agenda: The Agenda was approved.
  
- I. Proof of Due Notice of Meeting presented.
  
- I. Minutes: The minutes of the February 25, 2015 were approved by a motion from Shawn, seconded by Rob.
  
- I. Financial Report: As of February 25, 2015, the association has \$5,000.00 cash on hand, \$139,276.63 in the general Reserve Account and \$2,746.29 in the insurance reserves and \$2,560.25 in the savings account. The delinquencies total \$35,898.99 consisting of 11 accounts.

- I. Management Report: The 2015 budget was discussed. Shannon presented three proposals. After much discussion, the Board and guests were in favor of leaving the dues at \$450.00 per month. The budget was approved.

Old Business: None

- I.
- II. New Business: The election of a new Board was discussed and voted on. The new Board consists of Elmer, Kelly, Shawana, Rita, Rob and Joyce. The new officers were elected with Kelly, president, Rob, Vice President, Joyce, secretary and Elmer, treasurer.
- III. There was an open forum conducted after the election. Unit 55 stated that the vents in her attic were not connected to the roof and questioned whether the roofer had disconnected those. Rob will check with the roofers.

Alex requested that the bushes on either side of his deck needed to be trimmed. Joyce will talk to Randy regarding the bushes.

Carl asked if the geese always make such a huge mess and yes they do every year at this time.

Unit 25 wants an air conditioner installed. Shawn will check into that.

There will be a new gate system and a new gate code. Owners will be notified.

Unit 48 complained that when they sprayed for the bee's nest on the tree in front of her balcony, they damaged the window. Shawn will check on this problem.

Rather than contacting Board members, go through Shannon for complaints or questions.

Next meeting will be April 16, 2015 at 6 pm in the Coffee House.

Meeting adjourned at 7:20 pm by a motion from Rob and Phyllis.