

## **Coffee Creek Condos Board of Directors Meeting Minutes**

**July 18, 2019**

**Meeting called to order by Sharon Kiesel, VP at 6PM**

### **Board Members Present:**

**Sharon Kiesel, VP**

**Dave Mahon**

**Diane Maggitti, Secretary**

**Carl Peterson**

**Elmer Barley, Treasurer**

**Approval of Minutes: Approved**

### **Homeowners Present:**

**Phyllis Palmer-Crabtree #34**

**Brenda Klaus #1**

**AC TRENTAM #27**

**Rebecca A Franklin #21**

**Greg Gunn #32**

**Katie Wetherington #28**

**Paul Lineberry #26**

**Paul Schmeil #37**

**Joan Baker #18**

**John Wetherington #28**

## Financials:

Prepared For:  
Association Owners  
Coffee Creek Condominium Owner's Association  
173XX Spanaway Loop Rd  
Spanaway, WA 98387

Prepared By:  
DNA Investments, Inc  
dba JC Higgins & Associates  
P O Box 731029  
Puyallup, WA 98373

ASSETS	
Cash On Hand	2,519.31
Petty Cash Board	1,000.00
Petty Cash Maintenance	375.03
CASH TOTAL	3,894.34
Savings	
Savings Account	7,774.01
Reserves	316,759.00
Insurance Reserves	25,696.01
SAVINGS TOTAL	350,229.02
TOTAL ASSETS	354,123.36
LIABILITIES & EQUITY	
EQUITY	
Retained Earnings	354,123.36
TOTAL EQUITY	354,123.36
TOTAL LIABILITIES/EQUITY	354,123.36

## Open Forum:

Paul Lineberry #26 – Commented about water leaks around windows, creating mold and water damage around the windows. Alonna and Board are looking at our next step on this issue. Issue about Kyak placement; Paul would like to propose an Enclosure for his Kyaks to keep them out of the way and secured, which will be presented to the board for their approval.

AC Trentham #27- Asking about where is dryer vent is. Dave Mahon mentioned they also had the same dryer vent going up in their Unit that was capped off. Phyllis #34 mentioned that she spoke with Terry, previous owner, asking where AC's dryer vent was and he said it was out under back deck and Paul Lineberry confirmed that.

Joanie #18- Asked about her Window proposal. The window people will not provide the estimate to her, so Alonna is going to let them know on July 22<sup>nd</sup>, when they come out to do so.

John #28- Complimented HOA for taking care of the bat situation in his Unit.

Rebecca #21-Was happy about her Slider.

Paul Schmeil #37 – Paul is meeting up with the asphalt vendor to make sure we did get everything we paid for.

Board gave approval for Paul to set pipe to provide a faucet my dock that we could attach a hose to to wash off our boats.

Board approved for Paul to fix Coffee House/ClubHouse steps for materials only not to exceed \$300.

Board approved to have Paul Schmeil repair and bring to current code, steps for Units 26 and 27.

Paul Schmeil has offered to help with updating some of our CC&Rs

Greg Gunn #32- asked about his deck, which had been modified. Thus the HOA is not responsible for any repairs or replacements.

Brenda Klaus #1- Reported that she heard and witnessed 6 young men in the pool area, using profanity and trashing the area. She didn't recognize them as living at Coffee Creek Condos. This is very disturbing news that should not be tolerated. Just as a side note: Stay safe. If you feel comfortable enough approaching a situation like this, maybe call on another homeowner before facing this alone. Once you do approach a situation like this, find out who they are. If they don't live here, remind them this is Private Property and you are calling the Police for Unlawful Entering. If they are residents of CCC, find out which Unit and report this to the Owner as well as Property Management to be Fined.

Sharon, VP- Asked if she could get a committee to help in removing the Watercrest, since she got the ok to remove it. Sharon will let us know a date when this will commence.

*Hope to see You All at Next Meeting*

*August 15, 2019*