

## Coffee Creek Condos Board Meeting

November 19<sup>th</sup>, 2020

Via Zoom

Meeting began at approximately 6pm, calling roll via ZOOM

### Board Members Present

Sharon Kiesel, President

Carl Peterson

Paul Lineberry, VP

Dave Mahon

Elmer Bartley, Treasurer

Paul Schmeil

Diane Maggitti, Secretary

JC HIGGINS PROPERTY MANAGEMENT REP:      Alyssa

### Homeowners Present

#55 SHUPE MICHAEL & TERRY

#31 ALEXANDERSEN ERLING

#18- ABU-HIJLEH JAMAL

#49- JOHNSON DELORES & MATSON TATE

#34- CRABTREE, PHYLLIS & SCOTT

#17- DOROSKY DAVID C & DOREN H

Approval of Minutes: Paul Schmeil moved to approve the Board minutes for the October 15, 2020 Meeting. Diane Maggitti seconded the motion. The motion passed unanimously

Minutes Approval: [DISCLAIMER: The MINUTES displayed below are from the most recent Board meeting and HAVE NOT YET BEEN APPROVED by the Board of Directors. As such they are for information purposes only. After Board review and acceptance, the minutes posted for the previous meeting are recorded in the files.](#)

### Open Forum/Agenda Items:

Property Manager [Cassidy, our previous Property Manager, is no longer at JC Higgins. Our Interim Property Manager is Alyssa. Her contact information is: \[alyssa@jc-higgins.com\]\(mailto:alyssa@jc-higgins.com\).](#)

[Ph: 253-841-0111 x 108](#)

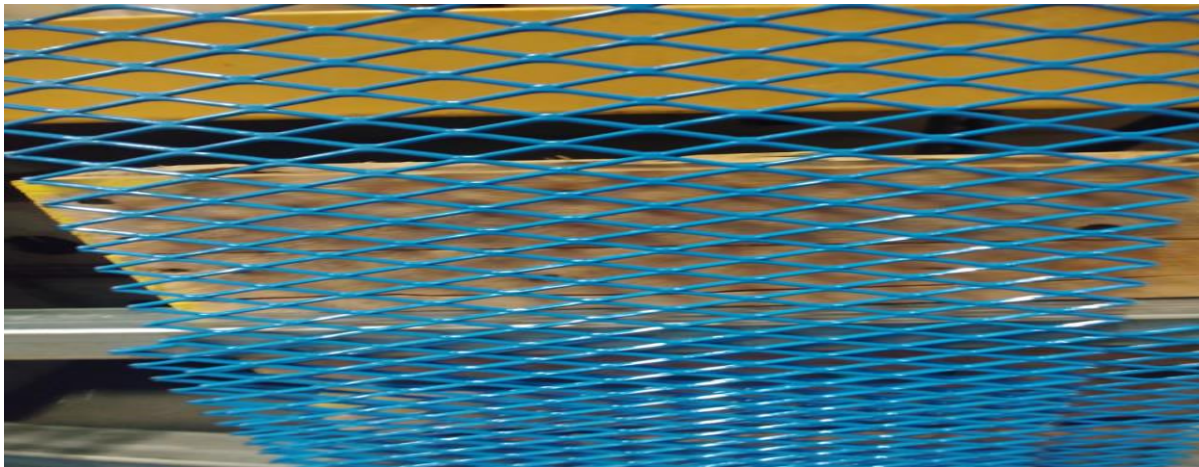
Proposed 1<sup>st</sup> Amendment [Approve amendment bylaws to allow association voting by mail this was voted to table it at this time.](#)

## Unit 31 Alexanders' project will be awarded to DCM.

### RV Court Fencing:

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The RV Court has been broken into just recently, by cutting a hole in the fence to get thru. Some Homeowners have reported some damage to their property in the court, we had an extension ladder taken and probably a number of other items taken or destroyed, that we have not come across yet. Michael, our maintenance person has basically put a "band-aid " on the fence where the opening was made, we still need better re-enforcement or else we will continue to have this type of thing going on. Diane Maggitti will be calling on Fence Specialist, to give us a bid to install this new product, that you can't cut!



This is only an idea...I know Fence Specialist supplies and installs. So it wouldn't hurt to get a bid on it. If anyone has any other ideas, bring them to the next meeting.

Since we weren't sure when this all happened, I did try reviewing camera footage, while out at the gate. There was a lot to look at, so I thought I would put the footage on my thumbdrive. I took it home to view it and the THUMBDRIVE was corrupted. So on a nicer day, I may just go out and review the footage firsthand. Right now, the board has not approved to have our camera footage go directly to our phones or laptops for viewing.

### Storm Drains

Our Storm Drains need to be cleaned annually. It's been 2 years since we have had the drains cleaned. These drains do not go into the Sewer, but they drain into the Lake. When we wash our vehicles, pressure wash our carports, the landscapers spray off the grounds, all this goes into the storm drains, which end up draining into the Lake. If the drains get jammed up with leaves or other debris, then the storm drains won't drain and CCC will have flooding issues during a heavy rain.

### Sewer Drains

Then there is the issue with the Septic/Sewer. That too needs to be maintained annually. For those residents that were here during the 2018 Sewer back-up...it was not pretty. Sharon, Linda and Randy were there trying to keep the waste from going down the storm drains and into the lake. We did get the Septic Serviced and cleaned out, but it needs to be done again. This situation was definitely a learning experience of what to put down your toilets and what NOT put down your toilets. At the time I sent out a list of what NOT put down your toilets. So Alyssa will be scheduling both a Storm Drain and Sewer Maintenance Service.

### Unit 26 Windows:

Paul Schmeil moved to approve \$1,912 to replace two windows in unit 26 with the owner paying an additional \$174 to upgrade one window to allow it to be opened. Dave Mahon seconded. The motion passed unanimously

### Leaking Outside Faucets

Also, it was brought to our attention that some of the outside faucets either didn't have the Styrofoam covers on them and Homeowner had to put them on or their faucets were dripping. Michael, our maintenance person will be looking at each and every faucet, and give the board his findings.

### Asphalt Repairs

Lastly, Looker Asphalt had given us bids to do asphalt work on Tennis court, area in front of Unit 52 and Boat Ramp. A Handful of Homeowner Contributors have paid for the Tennis Court, so there is no cost to the rest of the HOA for the Tennis Court. Some of the Board Members did ask about the asphalt being repaired in front of Unit 52, due to some safety issues. Looker Asphalt's proposal for that job was \$906., which the Board decided to table at this time