

Coffee Creek Annual 2021

Thursday, June 10th 2021 at 6:30PM located at the CCC Clubhouse

Board Members Present: Sharon Kiesel, Carl Peterson, Paul Lineberry. Paul Schmeil. Elmer Bartley, and Dave Mahon.

JC Higgins; Alyssa Dressor

Call to order: Sharon called the meeting to order at 6:32PM.

Introduction of current board members-

- Sharon introduced all of the current members to the home owner's who were in attendance.
- Each current member had a chance to stand up and introduce themselves.

Good news on the horizon-

- Sharon addressed that the clubhouse is currently up and open for rental. There will be a \$75.00 deposit that is required upon rental and will be returned to you as long as the Clubhouse is left in a nice, neat, manner. If you are interested in renting, home owner's were directed to contact Carl.
- The pool will be opening on Monday, June 14th, 2021. Coffee Creek is currently not allowing any guests of the resident's to utilize the pool until further instruction. At this time, the max capacity is allowing for 10 people at a time to use the facility and are asking that owner's refrain from bringing any kind of food/beverage. By utilizing the pool at Coffee Creek all owner's and guests must understand that there will be no lifeguard on duty. There is a phone located at the pool for emergency purposes only.

Introduction of candidates/Election of board members-

- Sharon invited each candidate to stand up and give a brief introduction of them. Scott Crabtree, Jennifer Barnes, Linda O' Brien, and Terry Shupe were the four candidates.

- Dave Mahon decided to step down and resign as he has chosen to allow the 4 candidates to take place.
- There were 4 candidates and 4 open spaces so all 4 candidates that were running had then taken the place of the 4 previous board members.
- Carl had mentioned that with the new board there should be a candidate calendar so everyone is sure to get their full term.

Financial Report(s)-

- Dave, Carl, and Paul S. went into great detail and explained where Coffee Creek is at, how we got here, and where we're going.
- Dave went over the 2020 vs. 2021 categories and discussed how the budget committee got together and went through every line item to come up with the 2021 budget. Our income in 2020 was at 308,000.00 and we are projecting 329,000.00 for the year of 2021 which includes a 100.00/month increase beginning July 1st.
- Carl brought to the attention of each individual line item of expenditures for the year which included contract services as well as any and all repair/maintenance that needed to get done.
- Paul S. went over the importance of a Reserve Study and explained the need to keep up on these as this is a Washington state law we must abide by.
- Foundation repairs were brought up and highlighted on by Carl. Carl and Linda explained what has been going on with multiple different units and the dollar amount for which was spent on them.

2021 Budget- The budget was ratified. There were 20 owner's who have approved it and 9 that rejected it.

Open Forum- Sharon chose to move the time for questions at the next meeting.

Adjourn Annual Meeting- Sharon had adjourned this meeting at 7:22PM.