

Coffee Creek Condominiums
Minutes: Special Meeting of Board of Directors
Wednesday, July 7, 2021
6:30 PM Coffee Creek Club House

Call to Order: President Linda O'Brien called the meeting to order at 6:38 PM.

Verification of Quorum

All seven Board members were present: Linda O'Brien, Paul Lineberry, Jennifer Barnes, Carl Peterson, Scott Crabtree, Paul Schmeil, and Terry Shupe.

Adoption of Agenda

This Special Meeting was called specifically for the purpose of having the Board members vote on whether to have JC Higgins' Real Estate attorney, Jim Tomlinson, write a letter to the owner of Unit 50. The purpose of this letter would be to direct the owner to cease and desist on moving forward with the proposed addition. In addition, Mr. Tomlinson would outline the correct way to proceed from this point forward with the project.

All members have read the summation by Mr. Tomlinson and all agreed it was correct.

Jennifer Barnes made a motion that we vote on whether we wanted Mr Tomlinson to send the letter to the owner of Unit 50, asking that the process be halted, and explaining how the process must move forward adhering to statutes and declarations.

Scott Crabtree seconded the motion.

A vote was conducted and the six members who voted were unanimous in their decision that the letter be sent. Paul Schmeil recused himself from the vote due to potential conflict of interest and/or lack of impartiality; the owner of Unit 50 is family.

Linda O'Brien said she would notify Mr. Tomlinson of our vote to have him send the letter certified/return receipt. In addition, she was going to request that he also send a letter to all of the owners in Coffee Creek, explaining why it was imperative that if the owner of Unit 50 decides to go forward with the proposal, all statutes and declarations must be adhered to because the irreversible impact will be significant to our community for years to come.

The following were not addressed in this Special Meeting: Approval of minutes, Treasurer's Report, Manager's Report, Board Concerns and Announcements, Committees, Unfinished Business, or New Business.

The monthly Board Meeting will be held at 6:30 PM on July 15, 2021, at the Coffee Creek Club House.

Adjournment: The Special Meeting was adjourned at 6:57 PM.

Signature on File

Terry Shupe, Secretary