

Coffee Creek Condominiums

Board of Director's Meeting

Thursday, July 16, 2020

6:00 p.m. Coffee House

The meeting was called to order at 6:00 a.m. by the President. A quorum was verified.

Board Members in attendance:

Sharon Kiesel, President

Carl Peterson

Paul Lineberry, VP

Paul Schmeil

Diane Maggitti, Secretary

Dave Mahon was absent

Elmer Bartley, Treasurer,

Cassidy Wickencamp, JC-Higgins, Property Manager.

Homeowners:

Two condo owners were present (Chip & Jennifer Barnes).

1. PROVIDE Documents to Owners & Renters via Email

Paul Schmeil moved to approve, move that effective September 1, 2020 (a) documents, notices and information to Owners and Renters will be provided via Email; or (b) for those who choose NOT to provide an Email address, the documents will be provided to Owners and Renters via mail or hand-delivered. Motion carried.

2. Adopt the Community Associations Institute's (CAI) Civility Pledge.

Paul Schmeil moved to approve Community Associations Institute's (CAI) Civility Pledge for Coffee Creek Condos. (See attached pledge) Motion carried.

3. Approve funding for Level 1 Reserve Study

Paul Schmeil moved to approve the expenditure of \$3,900 to Jeff Samdal & Associates (JSA) for a Level 1 Reserve Study plus two annual updates (Level 3 Studies).

A motion to delay action until the next Board meeting was approved.

4. Loretta Garrett's law suit...what it takes to put it to bed.

Paul Schmeil moved to approve the expenditure of \$805 to DCM General Contracting Services to replace two each 6x6 posts at Unit 55. Cassidy said that this will complete the law suit and we will be able to get it signed off. Motion carried.

5. Where are we on #51 & #52? The Board had Approved Sternod Plumbing to fix the issues that Unit 51-53 was experiencing. While Sternod was working on that job, We had another issue with the shut off valve, that Spartan was then contracted to do. But neither Plumbing company had the part needed until Monday the 20th. So that is what we had as a delay.

6. Info from Color Section Committee.

Jennifer Barnes reported that there have been two meetings reviewing various colors.

7. Who needs their windows washed? The same person that washed several windows in the Community is offering this service again. But due the Covid Pandemic, he will only be washing outside windows. Once we know pricing and availability, Sharon will distribute flyers on this subject.

8. We will review the suggestion for adding 2 additional parking spaces.

After some discussion, it was decided the the proposed parking spot across from Unit 55 would be dangerous and should not be make into a parking spot

Paul Schmeil moved to approve an additional parking spot across from Unit 24 near the point. Before instigating this, we would like to do a Locate to make sure there are no water pipes/lines that weight could cause any damage.

9. Update on Pesky birds situation. We discussed covering any openings, allowing birds to get into the homes with a mesh product. If we continue to have a problem with pesky birds, then Paul Lineberry suggested getting a minimum of two Bird Noise Machines, that the birds don't like! They aren't very expensive and only birds seem to be affected by them.

10. Discussion of increasing RV rates.

Paul Schmeil moved to approve that the RV rates be increased to \$240/year starting January 1, 2020. Motion carried.

11. Info on #50 expansion

Paul Schmeil moved to approve (a) the use of common space for an addition to Unit 50 as described in the addition plan dated June 29, 2020 submitted by Deb Schmeil; however, before this addition is built, architectural drawings must be prepared and building permits obtained; and

(b) Assign Paul Lineberry as Board Liaison for the project.

Paul commented the Deb had spoken to and received approval from the owners of Units 49, 51 and 52. Motion carried.

12. Adjournment: Meeting was adjourned at about 8:00 pm.