

Coffee Creek Homeowners Association
Board Agenda
Tuesday, January 9, 2024

Attendees

Board: Kim Christiansen, Paul Walker, Kayla Wood, Eldon Smoot, Linn Kuhnel (Via Phone)

Residents: None present

Meeting Called to Order: 7:30pm

Approval of minutes: The minutes from November 14, 2023 – Unanimous Approval

Kim Christiansen provided handouts on Fiduciary duties and hierarchy of HOA “rules”

Fiscal/budget

The HOA dues are currently \$495.00 per year. They were increased in 2023. See Covenants, cited below.

- Paul motioned to re-record the new due amount in the covenants: no votes to support the motion.
- Motion to keep the annual assessments to stay the same since HOA is not allotted an increase currently.
 - Paul denied the motion and voted to keep the annual assessments at \$495.
 - Called Linn to vote on the motion: Voted yes.

3. **ANNUAL ASSESSMENTS:** The following annual assessments shall be made on a per lot basis:

\$420.00 per lot per year

Such assessments may be increased up to ten percent (10%) per year by the Board of Directors and up to fifteen percent (15%) per year upon the affirmative vote of two-thirds of the owners of lots within Coffee Creek. Assessments may not be raised in consecutive years nor more than two times within any five (5) year period. Such assessments shall be a lien upon the lot assessed. Any such lien may be foreclosed by the Association and the lot owner shall be responsible for all costs and attorney fees incurred by the Association in connection with such suit. No lot shall be entitled to more than one (1) vote, regardless of the number of owners.

Reports

Kim would like to establish specific calendar days for special events: See Below for details.

- Annual Meeting set for April 9th at 6:30pm
- Board Meeting set for April 9th at 6:00pm
- Biannual garage sales
 - May 4th Saturday
 - Oct 12th Saturday
- 2 community “work days” (Spring and Fall)
- Pool prep day set for May 18th
- 4th of July – would like to set up a separate fund for supplies
 - Kim mentioned a homeowner in our association who makes delicious snow cones and we would like his support.

- A “holiday” event: Undecided

Old business

- Rental units and related: HOA would like to communicate the responsibilities of homeowners with rentals via letter.
- Pond signage: Kim is obtaining quotes and plans to order and install new signs around the pond in April to improve safety and user compliance.
- Capital plan: Discussion tabled.
- The New Homeowner Welcome package still requires some improvements.
- The tree trimming around the entrances was done really well and will continue to use them in the future.

New business

- The annual meeting is set for April 9th at 6:30pm, HOA board members will meet 30 minutes beforehand to go over anything that is necessary.
- Clubhouse use: Discussion tabled.
- Turn Pro sent a notice of increased rates for 2024 and the east pond fountain light needs repaired.
 - HOA received a quote of \$3,200 to repair the pond fountain. Kim would like to ask watercolours for help in support of \$1,000 to contribute towards the repair.

Homeowner comments: None present.

Next Board Meeting: March 12, 2024

Adjournment: 8:21pm