

Coffee Creek HOA

Board Meeting

June 10, 2025

Agenda

1. Call to order
2. Minutes -June 12, 2025 The minutes from the June 12, 2025 meeting were approved.
3. Financials- the Board accepted the President's Financial report
4. New Business

- a. 2026 dues

The Board agreed to seek homeowner input on this issue at the October 2025 Board meeting.

- b. Pool closing – The pool will close following Labor Day weekend.

- c. Pool refinishing

Board discussed the issue of swimming pool re-surfacing. We are a couple of years past the expected life of the current surface. A bid for \$36,000 was received. The Board agreed to seek homeowner input on this issue at the October 2025 Board meeting.

5. Old business

- A, Solar panels

Board discussed the issue of allowing solar panels on homes. The Board agreed to seek homeowner input on this issue at the October 2025 Board meeting.

6. Homeowners comments

Meeting adjourned at 6:58 pm

Signed

-SS-

Kim Christiansen, President

Coffee Creek HOA

DRAFT

Board Meeting

August 12, 2025

Minutes

1. Call to order
2. Minutes -June 12, 2025 The minutes from the June 12, 2025 meeting were approved.
3. Financials- the Board accepted the President's Financial report
4. New Business

a. 2026 dues

The Board agreed to seek homeowner input on this issue at the October 2025 Board meeting.

b. Pool closing – The pool will close following Labor Day weekend.

c. Pool refinishing

Board discussed the issue of swimming pool re-surfacing. We are a couple of years past the expected life of the current surface. A bid for \$36,000 was received. The Board agreed to seek homeowner input on this issue at the October 2025 Board meeting.

5. Old business

A, Solar panels

Board discussed the issue of allowing solar panels on homes. The Board agreed to seek homeowner input on this issue at the October 2025 Board meeting.

6. Homeowners comments

Meeting adjourned at 6:58 pm

Approved by Board of Directors  
10-14-2025  
  
President

## Minutes

### Coffee Creek HOA Board Meeting

Tuesday, October 14, 2025

Board members Present: Christiansen, Masengale, Jackson, Williams

Board Members Absent: Whiteman

1. Minutes, August Board meeting were approved. (Williams moved, Jackson seconded. Unanimous)
2. President's Financial Summary was accepted by the Board. Masengale moved, Williams 2<sup>nd</sup>. Unanimous)
3. New Business
  - a. Ponds
    - i. Algae and West Pond- The Board heard a report.  
No Board action was taken.
    - ii. Fountain North Pond= The Board heard a report. Fountains will be turned off sometime in November or December, depending on the weather.. Fountains and fountain maintenance were reviewed. 2 of the 3 fountains are at the end of their lifespan.  
No Board action was taken.
4. Homeowner Input Areas ( Board action may occur)
  - a. Pool refinishing- Board heard a report. The pool is at least 2 years past time to refinish. We have a bid of approximately \$20000 for basic refinishing, but more may be needed. The Board heard from those attending about the benefits of the pool to the neighborhood. More bids will be solicited.  
No Board action was taken
  - b. 2026 dues- Ms. Christiansen presented information on the correlation between the budget and those maintenance issues already noted. Among those items- pool refinishing a, pool equipment, updates to pool house, landscaping, etc. It was noted that pond services will increase by 5.5% next year. The Board heard from HOA members in attendance. Special assessments were discussed. While no one wants assessments/dues to increase, it appeared that all acknowledged the pending maintenance issues the neighborhood is facing.  
The Board approved a 10% assessment increase for 2026. Christians Moved, Jackson seconded, unanimous.
  - c. Solar panels- The Board solicited input from HOA members attending about solar panels in the neighborhood. The Board recently rejected an architectural approval of a solar panel installation. The majority of those commenting did not want/like the ideas of allowing solar panel installations. One was in favor, one had no opinion.  
The Board took no action.

Approved by the Board of Directors, January-13-2026

  
Kim Christiansen, President