Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
February 3, 2010

In Attendance:

Craig Brandon
Charlie Zeiter
Courtney Baker
Bob Baker
Travis Still
Paul Davis (via phone)

Craig opened the meeting at 10:30 AM:

1. Role call taken and quorum established.

2. Meeting minutes from 9/28/09 Board meeting presented for approval

Courtney moved to approve meeting minutes
Charlie seconded said approval

Motion to approve meeting minutes from 9/28/09 Board Meeting approved unanimously.

3. Craig presented that the board is currently short two positions. One position is that of Sharon Duran, Treasurer, who is no longer an owner at CCCA and the other, is from the resignation of Jane Goldsmith, Secretary.

Discussion took place and the following nominations were made;

Courtney agreed to be the Treasurer
Courtney nominated Paul Davis as Vice President
Courtney nominated Travis Still as the Secretary
Charlie seconded these nominations

Motion to approve the above nominated board positions approved unanimously.

4. Charlie presented the 2010 CCCA budget:

Explanation of CBS POA dues now paid directly by each CCCA unit owner
Dog fees changed in 2009 to $10.00 per unit

Motion was made by Courtney to approve the CCCA 2010 budget
Travis seconded motion

Motion to approve the CCCA 2010 budget approved unanimously.

5. Discussion regarding the East River garages occurred. The consensus is that the manager should write a letter to each owner in the East River building, asking if it is OK for the association to turn off their garage heater to save the entire CCCA money. This letter should be kind of a "survey".

6. Craig presented a budget for proposed Capital Improvement Projects that need to be completed. The four major projects currently being proposed are: New Waterfall Creek Building roof, the roads chipped and sealed, new East River garage doors, and repair of the East River parking lot. Discussion of how much the assessment for each unit would be and how owner's could finance this money occurred.

Discussion was presented about the cost to remove the pond and the expense of maintaining the pond. Liability from trespassers and others was also discussed. Courtney asked that removal of the pond be added to the proposed Capital Improvement Project list.

7. Craig reviewed the letter being sent by CCCA with the 2010 budget. The letter is a basic letter describing any changes made to the budget, explaining proposed Capital Improvement Projects, and reminding every member of the upcoming annual meeting. The management company is also working on putting together a CCCA website.

NEW BUSINESS:

8. A letter was presented to CCCA legal counsel from the Ewert's legal counsel. They are making an offer of $2,500.00 to pay in full on their current judgment of past dues of over $9,900.00. It was discussed that their liability is not even over until they no longer own unit via foreclosure. Their unit is currently set for foreclosure sale the first of March, 2010. It was discussed that the board could not make any decision on an offer until the foreclosure sale occurs and a final accounting of all damages is taken. The manager of CCCA will inform CCCA's legal counsel, Dave Barton, of the discussion from this meeting, so that he can relay this to Ewert's legal counsel.

9. Paul Davis announced that he is "re-quesing" himself as a board member to present and discuss the condition of a beam in his unit (unit 10 Waterfall Creek building). Paul had previously asked that the CCCA present an insurance claim to repair a crack in a ceiling beam. A letter from Farmer's Insurance was presented, denying the claim. Paul said he would review the letter and get back with the board.

10. Craig presented information from Time Warner Cable regarding upgrading unit cable service; providing telephone service, providing internet service, upgrading our DSL line for the Y-Fi system, and other upgrades. Questions and discussion occurred, no action taken at this time.

11. Paul asked the board if they knew if the local GCREA preformed free energy audits. Discussion occurred and Paul will be looking into this and will report back to the board at the next meeting with his findings.

Travis asked about the common area lighting. Elimination of lights, new bulbs, and solar were discussed. Travis will be looking into the lights around Cement Creek and will have a report on his findings for the next meeting.

With no further business being presented to the board, Courtney made motion to close the meeting, Paul seconded.

Motion to close the meeting was voted on and unanimously approved.

Said meeting was closed by Craig at 1:20 PM.