Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
July 25, 2011

The Board of Managers meeting was opened by Craig Brandon at 10:35 AM. Craig asked for a roll call of managers present and a verification of quorum:

In Attendance:

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

All managers are present and thus a quorum established.

Also present for the meeting are as follows:

Bob Baker

1. Proof of Notice of Meeting.

   The Notice for this meeting was posted on the association's designated posting wall and put on the association's web-site.

2. Status of the 2010 Special Assessment Projects.

   Craig gave a description of the road chip and seal, explaining that this is the final project/task of the 2010 Special Assessment. Charlie gave a report on the monies saved on the special assessment projects.

3. Finish Fence.

   Craig presented that the fence on lots 10, 11 & 12 needs to be constructed. Also, people are now walking around the Powell fence (next to the side of the Powell residence). Craig has performed estimates on the cost of labor and materials. The estimate for labor and materials is $3,500.00.

4. East River Decks 3, 5, 7 & 9.

Craig presented information on the decks of 3, 5, & 7 first. The decks are concrete and every coating known to man has been tried on these decks. Now the decks are built up to the thresh-hold of the entry doors, and almost any amount of snow melts into the units. Many repair options have been studied and the best option seems to be tearing out the existing concrete and replacing it with new modern "light-weight" concrete. The bid for tear out and re-pouring is approximately $9,300.00. The deck railing will need to be torn out and replaced. Craig is waiting for a bid to do all the work.

The East River # 9 deck is very serious. The electrical panel for the building sets directly under this deck. Craig has spoken to Sterling of Top Tier (a local roofing company) and he has given Craig a bid of $1,600.00 to tear out to the original base and install a new membrane. A bid will need to be obtained for the building of the floating deck over the membrane.

5. New Entry door at East River.

Craig explained that we have replaced an exterior door at Italian Creek # 2 and it went really well. We only replaced the door, not the door jam. The door only cost a couple hundred and is much cheaper than replacing the door and jam. We are ordering another door to try on the East River building. The amount to replace these doors will come out of our normal operating budget.

6. Rocks at entry way and Rocks on Italian Creek.

Craig explained that the rocks are falling off the wall on the entryway divider. He thinks him and Nick will be able to repair these themselves. Craig talked about the rocks falling off the Italian Creek building and explained that we are getting a "rock guy" to come in and replace these rocks. This expense will come out of our normal operating budget.

Interruption – the phone went dead that connected Travis to the meeting

11:12 – meeting resumed, phone connection made with Travis

General Discussion of Above.

Paul Davis asked if the monies we have in savings could be used on these other projects. Charlie explained that most of the money in savings came from payment on Ewert dues and expenses.

Travis asked how much money we are required to have as reserve. Charlie explained that our association is pre-CCIOWA and we are not required to keep a specific amount in reserve.

Interruption – the phone went dead that connected Travis to the meeting

11:30 – meeting resumed, phone connection made with Travis

Travis asked about the best repair to the East River 3, 5, 7 decks, and is not convinced that concrete is the best method of repair. Discussion about how long the current deck concrete has lasted and what other methods were looked at. Discussion on the concrete finish and the maintenance currently required also occurred. Paul asked about heating the decks. Discussion on how much this would cost the association in electric was presented and determined that it is not practical to heat the decks. Paul also asked about extending the roof. Craig explained that we do not have the proper pitch on the roof to allow that to happen. Travis suggested installing a false ceiling under the deck to allow drainage out to the driveway. Craig explained that the contractor looked at that idea and found that water would freeze in these pans and break up the pans and the deck. Craig explained that the contractor recommends that the concrete be sealed once a year. This cost should only be approximately $200.00 per year

Paul made motion that the management company obtain bids and contract with the appropriate contractors to do the work of repairing the East River decks 3, 5, 7 & 9 and building the fence along lots 10, 11 & 12 and the fence next to Powell residence.

Travis seconded.

Motion was unanimously approved

7. Approval of last meeting's minutes.

Courtney motioned to approve meeting minutes.

Paul seconded.

Motion was unanimously approved

8. Set date of Annual Membership Meeting.

Discussion occurred and the date of August 12, 2011 at 10:30AM was selected.

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 12:00 PM.