Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
August 12, 2010

The Board of Managers meeting was opened by Craig Brandon at 9:55 AM. Craig asked for a roll call of managers present and a verification of quorum:

In Attendance:

Craig Brandon
Charlie Zeiter
Courtney Baker
Paul Davis
Travis Still

All managers are present and thus a quorum established.

Also present for the meeting are as follows:

Peggy Pentecost (via phone)
Chris Ward
Kristy Crain
Dave Barton
Bob Baker

1. Proof of Notice of Meeting.

   The Notice of this meeting was mailed to all association members and posted on the association's designated posting wall.

2. Reading and approval of 4/19/2010 Board of Managers meeting minutes.

   Courtney Baker made a motion to approve the meeting minutes as presented. Paul Davis seconded.

   Motion approved unanimously

3. Election of Officers.

   Craig opened the floor for nominations of officers to Board of Managers. The nominations were made as follows:

   Craig Brandon for President

Paul Davis for Vice President
Courtney Baker for Treasurer
Charlie Zeiter for Secretary

No other nominations were made. Thus, Craig asked for a single vote to approve the slate of officers nominated.

Unanimous approval of the officers was obtained

4. Waterfall Creek Unit 10 – Roof Beam

Paul Davis re-queues himself from the board since this issue is regarding his unit.

Craig passed out a memo from Farmer's insurance describing their position regarding if the defective (cracked and undersized) beam is covered or not covered by insurance. It is not covered by insurance. Craig also explains what the engineer, Bob Williams, proposes as a fix to the problem.

Discussion occurs on the best method to repair the beam and how much it will cost. Contractor estimates are right at about $4,000.00 to fix the beam. (This is the "micro-lam fix").

Further discussion: since it is known that Units 3, 4, 9, 13, & 14 also have these "undersized" beams in their units, do we need to repair those units right now? Dave Barton felt that the association could "stager out" the repairs of the other beams, over a period of time.

Paul Davis said he had spent some money on engineering and would like to have the association pay that invoice.

Courtney Baker made a motion that the Association repairs the beam in Waterfall Creek Unit # 10, using the "micro-lam fix" and pay Paul's engineering bill (owed to Bob Williams Engineering). Travis seconded the motion.

Motion approved unanimously

5. Status of Special Assessment Projects.

Craig has already given a report of the special assessment projects in the membership meeting. Charlie added that to date, we have had no "extra's" on any of the projects.

6. Finish Fence along lots 10, 11, 12.

Discussion occurred regarding finishing the fence along the property line of lots 10, 11, & 12. We are having a lot of trespassers and dogs coming onto our property from this area.

Courtney made a motion that we use the contingency monies from the Special Assessment Projects to build the fence to a "framed" condition and add the pickets to the fence when money allows. Paul seconded this motion.

Further discussion occurred regarding this motion and then the vote was taken.

Motion was unanimously opposed

Travis made a motion that we only post signs and budget for the fence in next years budget. Courtney seconded this motion.

Motion was unanimously approved

7. Liability Issues with the Pond.

Craig presented a memo from Farmer's Insurance regarding liability issues with the pond.

Dave Barton stated that we have "notice" and potentially an "inherently dangerous condition". He also stated that signs are critical to get up and posted.

Courtney made a motion that Craig contacts Chris Behan at the CBSPOA about putting up signs and or a fence around the pond. Paul seconded that motion.

Motion was unanimously approved

8. Pass and Sign CCIOA Resolutions.

Dave Barton explains the 8 Resolutions that need to made part of CCCA's By-laws. He also addressed the requirements under CCIOA and the potential risks and liabilities in not adopting them.

Travis made a motion to adopt the 8 Resolutions as drafted by Dave Barton and the President of the Board to sign them and officially make part of our records. Travis also included in the motion that each board member should review each Resolution and if a specific Resolution needed a specific change, it would be amended at a future meeting of the board. Paul seconded the motion.

Motion was unanimously approved

9. WCJV # 6 – Special Assessment.

Craig explained that WCJV # 6 has not paid all of its 2010 Special Assessment. He asked the board how to handle this. The board discussed the issue and decided that a demand letter is necessary at this time.

Courtney made a motion that Dave Barton prepare a demand letter, using his typically dunning language demanding payment, or a lien will be placed on the unit. Paul seconded this motion.

Motion was unanimously approved

Charlie presented that the bank owned Italian Creek # 2 unit had also not paid its 2010 Special Assessment.

Courtney made a motion that Dave Barton prepare a demand letter, using his typically dunning language demanding payment, or a lien will be placed on the unit. Paul seconded this motion.

Motion was unanimously approved

10. Ewert Settlement on Lien.

Discussion occurred regarding the Ewert lien and the talks Dave Barton has had with their attorney regarding a settlement. Barton explained that negotiations were moving very slow and he recommended we give them a deadline to work with us or CCCA should consider pursuing a fraudulent transfer of assets.

Travis made a motion to have Dave Barton write them a letter explaining that they have 20 days to contact us with regards to our offer or CCCA may pursue suit for fraudulent transfer of assets to defraud a potential creditor. Courtney seconded the motion.

Motion was unanimously approved

11. East River Decks on Units 3, 5, 7, 9.

Travis Still re-queues himself from the board since he is owner of East River Unit # 7.

Craig presented that the decks at East River are leaking, potentially causing damage, not draining properly and need repair. The amount of repair they need may be extensive. Charlie suggested that we consult with an engineer or contractor with experience in this area, to advise us which direction to head, total tear out and rebuild or a simpler repair.

Paul made a motion that Craig and Charlie talk to an engineer and or a contractor to look at the East River decks. Get information, estimates and ideas and present

to board at next meeting. Until a decision can be made on the extent to repair these decks, continue the "band-aid" repairs to get through this upcoming winter. Courtney seconded the motion.

Motion was unanimously approved

12. New Business.

Amend By-Laws for annual meeting.

Courtney made a motion to have Dave Barton draft an amendment to the CCCA By-laws to change the annual meeting from the last Monday in March to a time in August. Paul seconded this motion.

Motion was unanimously approved

List of Improvements.

Discussion occurred that Board members keep a list of "projects/repairs" that need to be made, around the property, and bring to the next board meeting. Then these repairs can be discussed and potentially budgeted in the next year's budget.

Trees at Waterfall Creek.

The above discussion continued regarding potential repairs/improvements. It was suggested that the trees in the Waterfall Creek yard need to trimmed much higher to allow for a better view out of the units. Craig will look into how exactly to do this and when the best time to trim to not damage the trees.

Fence at East River Pond Parking.

Discussion occurred regarding the fence along the pond at the same location we are currently replacing the concrete. Ideas were exchanged and a consensus was that the fence needs to be "changed/fixed".

Courtney made a motion to change/repair the fence to either posts with chain between them or cable. And that this work is done while we are repairing the concrete. Travis seconded this motion.

Motion was unanimously approved

Stone Planter Boxes at East River Building.

Discussion occurred regarding rocks falling off the planter boxes at the East River building. This is a project list that all the board members are to bring to the next meeting.

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

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

Said meeting was closed by Craig at 12:30 PM.