Cement Creek Condominium Association, Inc.
ANNUAL MEMBERSHIP MEETING

Minutes of Meeting
August 12, 2010

1. President (Craig Brandon) opened meeting at 9:00 AM and asked for roll call and to verify a quorum:

In Attendance:

Waterfall Creek Units 1,2,4,5,6,7,8,9
Italian Creek Unit 1
Waterfall Creek Unit 3
Waterfall Creek Unit 10
Waterfall Creek Unit 12
East River Unit 7
East River Unit 6 (via phone)

Quorum verified.

2. Proof of meeting was given; the notice of meeting and agenda were mailed out to all members and posted on the wall in the Association's designated "posting" location.

3. Reading and approval of 2009 Annual meeting minutes.

Motion: Chris Ward (WC – 12) moves to accept the 2009 annual meeting minutes as presented.

Courtney Baker (WC-3) second motion

Motion unanimously approved

4. Reports of Officers and Committees:

Craig Brandon gave a status report on the 2010 Special Assessment projects. All projects are moving forward as budgeted and scheduled.

The Waterfall Creek building roof is over one-half completed and currently within budget.
The garage doors have been installed on the East River building and within budget.
The roads are scheduled to begin construction during the month of August.
The pond parking lot is scheduled for construction on August 16, 2010.
Initial estimates are that the construction will come in within budget.

Peggy Pentecost – ER 6 asked about the repair/maintenance work being done on the East River roof. Craig explained that the repair is approximately 90% completed; we are just waiting for the lumberyard to receive the metal roofing material.

5. Election of Board of Managers Positions.

Position # 1 held by Craig Brandon and Position # 2 held by Charlie Zeiter are currently up for election. Both these positions are for 3 years.

Craig opened the floor for nominations:

Chris Ward nominated Craig Brandon
Kyle Pentecost nominated Peggy Pentecost
Courtney Baker nominated Charlie Zeiter

With no other nominations being made, Chris Ward moved to close the nominations, Courtney Baker seconded the nomination.

Motion carried unanimously to close nominations.

Closed ballots were used to vote and Dave Barton, association legal counsel, received the ballots and counted the votes.

Barton announced that the positions are as follows:

Position # 1 will be Craig Brandon

Position # 2 will be Charlie Zeiter

6. Association Attorney annual education presentation.

Dave Barton explained that home owners associations in Colorado must present an education on CCIOA (Colorado Common Interest Ownership Associations) annually to its members. The subject is left to the association as to what they want to present.

Dave prepared information on association board meetings. The major topics covered are as follows:

Any member may attend Board of Manager meetings.
They can attend in person or via a representative.

On any action taken by the Board of Manager's, the board must allow any member the right to speak on said action item. The board of managers can

adopt a policy on how much time a member can speak regarding any item, thus eliminating the possibility of filibustering.

7. New Business.

Travis Still asked about the color of the new garage doors. Craig explained that we had the choice of either brown or white. Thus, brown was picked. Discussion occurred as to whether or not we want to paint the trim to help the doors match/blend with the building colors. Craig will look into this to see if another trim color would look better.

Paul Davis asked about the garbage dumpsters and how people are leaving the lids open and thus the "bear proof lids" are not working. How can we make the dumpsters people proof? Discussion occurred and ideas were presented by numerous members. It was decided that Craig should post and notify everyone that the lids need to be closed and he will contact Waste Management to see if they have any alternative dumpsters or ideas to help us.

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

Motion to close the meeting was unanimously approved

Said meeting was closed by Craig at 9:50 AM.