Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
August 12, 2011

The Board of Managers meeting was opened by Craig Brandon at 11:35 AM. Craig asked for a roll call of managers present and a verification of quorum:

In Attendance:

Paul Davis
Travis Still (via phone)
Craig Brandon
Charlie Zeiter
David Wynn – by proxy with CCM, LLC

All managers are present and thus a quorum established.

Also present for the meeting are as follows:

Bob and Courtney 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. Approval of meeting minutes from the meeting on July 25, 2011.

   Paul Davis made a motion to approve the minutes are presented.
   Charlie Zeiter seconded this motion.

   Motion was unanimously approved

3. Election of Officiers.

   Travis Still nominated the following managers for officer positions:

Craig Brandon	- President
Paul Davis	- Vice-president
David Wynn	- Treasurer
Charlie Zeiter	- Secretary

There were no other nominations presented for officers made and Travis Still made motion to accept the nominated officers. Paul Davis seconded the proposed officers.

Motion was unanimously approved and the above managers will serve for one year in their respective officer position.

4. New Business:

   A. Paul Davis would like a resolution of the board to have Craig Brandon do a reserve study taking into account all aspects of; lender financing approval, infrastructure life span, etc.

      Paul Davis makes the above motion. Charlie Zeiter seconds.

      Motion was unanimously approved

   B. Pet fees. Travis Still contacted the manager of the association and believes the pet fee is $10.00 per month for up to 2 pets, not $10.00 per month per pet. Discussion occurred and past meeting minutes were reviewed. It was determined that the intent was to have the fee be $10.00 per month per pet, but because of the wording in the meeting minutes, that specifically addresses the fee were not clear enough, we will now change a fee of $10.00 per month for up to two pets.

      Paul brought up the issue that we will need to refund all the owner's who have been paying $20.00 per month.

      Craig Brandon presents that the current pet policy only allows owner's of a unit to have a pet(s). We haven't been following the regulations regarding this issue and how should we handle this going forward. Discussion occurred and it was decided that the pet policy should be amended to allow tenants to have pets.

      Paul Davis made a motion that:

      the fee for pets be changed to $10.00 per month (allowing up to two pets)
      the owner's of units being charged $20.00 per month for a pet fee, be refunded
      the pet policy be amended to allow tenants and owners to have up to two pets in a unit
      the pet policy be put on the web-site

Craig seconded this motion

Motion was unanimously approved

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 12:12 PM.