Cement Creek Condominium Association, Inc.
ANNUAL MEMBERSHIP MEETING

Minutes of Meeting
August 13, 2012

1. President (Craig Brandon) opened meeting at 10:00 AM and asked for roll call and to verify a quorum:

In Attendance:

Waterfall Creek Units 1,2,4,5,6,7,8,9
Waterfall Creek Unit 3
Waterfall Creek Unit 10
Waterfall Creek Unit 12
Italian Creek Unit 1
East River Unit # 3 – McBride by phone

Quorum verified.

2. Proof of meeting was given; the notice of meeting and agenda were put on the web-site and posted on the wall in the Association's designated "posting" location.

3. Approval of 2011 Annual meeting minutes.

Motion: Chris Ward (WC – 12) moves to accept the 2011 annual meeting minutes as presented.

Paul Davis (WC - 10) seconded motion

Motion unanimously approved

4. Election of Board of Managers Position(s).

Position # 3 and Position # 4 currently held by Travis Still and Paul Davis are up for election. These positions are 3 year terms.

Craig opened the floor for nominations:

Courtney Baker nominated Carol McBride (ER-3)
Paul Davis nominated Chris Ward (WC-12)

Charlie Zeiter nominated Bob Baker (WC-3)

Closed ballots were used to vote and Courtney Baker received the ballots and counted the votes.

Courtney Baker announced that the positions will be filled by the following:

Position # 3 will be Chris Ward

Position # 4 will be Bob Baker

5. Reports of Officers and Committees:

Charlie Zeiter presented that the foreclosure of the John Kuzina unit (ER-9) was complete. The monies were collected from the bank that foreclosed on Kuzina and we collected the rest of the outstanding dues, late fees, expenses, etc. from Kuzina. The bank is the current owner of the unit.

Charlie Zeiter presented that the foreclosure of the Goldsmith unit (ER-8) is not complete. The Public Trustee sale is scheduled for September 26, 2012. The amount owed is significantly more than the six month super lien, so the association will probably need to sue Goldsmith for the balance.

6. Annual education presentation.

Dave Barton, association attorney, presented an annual education presentation about association meetings and voting according the laws of CCIOA.

This presentation covered:

proxy votes
mail in ballots
proxies to establish a quorum for a meeting
legal representatives

This memo fulfills the annual educational requirement of CCIOA.

7. New Business.

Paul Davis brought up that he would like to have the parking lot designation lines painted for the parking spots behind the Waterfall Creek Building. Craig Brandon stated that the lines would be painted along with all the other parking lot lines in the association.

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

Motion to close the meeting was unanimously approved

Said meeting was closed by Craig Brandon at 10:30 AM.