Cement Creek Condominium Association, Inc.
ANNUAL MEMBERSHIP MEETING

Minutes of Meeting
August 1, 2013

1. President (Craig Brandon) opened meeting at 10:04 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 # 2, 8 – David Wynn 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 (the offices of Cement Creek Condominiums Association). A meeting notice was also mailed to every member.

3. Approval of 2012 Annual meeting minutes.

Motion: Chris Ward (WC – 12) moves to accept the 2012 annual meeting minutes as presented.

Dave Wynn (ER - 8) seconded motion

Motion unanimously approved

4. Reports of Officers and Committees:

- Craig Brandon reported on the Capital Improvement Projects currently underway. Craig stated that the Waterfall Creek Building has all it's stucco repaired and the building is all repainted. The East River Building is currently being painted, the Italian Creek roof has been repaired, and the asphalt roadway has been resealed.

- Craig mentioned that our next big project is the 5 year project of tearing up and replacing all the concrete at the complex. The members present discussed the upcoming concrete tear out and replacement project and came to a consensus that when we get closer to moving forward with the project, an engineer to help with the design will be necessary.

- Robbie Davis asked why the Italian Creek roof was being repaired. Craig explained that is was leaking.

- Bob Baker asked why the East River roof was being worked on. Craig explained that the owner's of East River # 8 tore out their fireplace and that the roof had to be repaired (by them) from the chimney being removed.

- Craig further reported that there have been some repairs made to the East River # 9 deck and that we are still putting in a French drain along the back of all the garages at the East River Building. Water has been leaking into the garages.

- Craig mentioned that Nick is repairing the fence at the entry to Cement Creek.

- Chris mentioned that management needs to go around and cut down or cap all the light posts that have been cut down, but are still sticking up a little. This is a liability issue.

- Charlie gave a report regarding the finances of the association. The special assessment projects are on budget and the association operations are on budget.

- Chris asked if any members were delinquent. There are currently no members delinquent over 60 days.

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

Position # 1 and Position # 2 currently held by Craig Brandon and Charlie Zeiter are up for election. These positions are 3 year terms.

Craig opened the floor for nominations:

Chris Ward nominated Craig Brandon for position # 1
Chris Ward nominated Charlie Zeiter for position # 2

Bob Baker seconded these nominations

There were no other nominations made.

Closed ballots were used to vote by the members.

The vote resulted in the positions being filled as follows:

Position # 1 will be Craig Brandon

Position # 2 will be Charlie Zeiter

6. Annual education presentation.

Dave Barton, association attorney, supplied an annual education presentation about association records according to the laws of CCIOA.

The memo and corresponding state statutes are attached to these minutes.

This memo fulfills the annual educational requirement of CCIOA.

7. New Business.

- Robbie Davis thanked Cement Creek Management, LLC for the excellent job.

- Robbie had a few comments and suggestions:
  * we need to tell all the members about the recycling at the CBSPOA. She wants to help spread this information.
  * she has seen fractional unit owners throwing away electronic stuff, the Gunnison Public Works will take electronic waste
  * she wants to add to the association budget to have every unit get an energy audit. Chris Ward stated that he was against the association paying for anyone's energy audit. If a member wants an energy audit, then they will have to pay for it themselves.

- Craig suggested that Robbie write up something that could be sent to the members as a whole. This letter could supply information regarding recycling options, energy audits, etc.

- Robbie also brought up that all exterior lights need to be replaced to "dark sky" lighting. Chris Ward stated that he would work with Robbie to analyze how many lights need to be replaced and how much it will cost. Chris and Robbie will prepare all this information and present it to the Board of Managers of the association. Dave Wynn was in favor of looking at options to replace the existing lights.

- Robbie asked about bringing natural gas to the building. Charlie stated that he had preliminary looked at it years ago and that it is extremely expensive and thus cost prohibitive.

- Robbie asked about mowing less lawn behind the shop. Craig explained that the amount of lawn referred to is almost negligible in the amount of time it takes to mow and square footage of ground. Chris Ward and Bob Baker stated that they want this area to continue being mowed.

- Craig mentioned that sometimes speeding is very bad in front of Waterfall Creek Building. He also recapped that Robbie will be preparing information about recycling, speeding, and energy audits/ORE in the form of a letter that can be distributed to all the members. Also a note on the dumpster stating no electronic waste can be disposed of, will be placed on the dumpster, if allowed by Waste Management.

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

Motion to close the meeting was unanimously approved

Said meeting was closed by Craig Brandon at 11:10 AM.