Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
July 11, 2014

The Board of Managers meeting was opened by Craig Brandon at 10:00 AM. Craig Brandon asked for a roll call of managers present and a verification of quorum:

In Attendance:

Craig Brandon
Charlie Zeiter
Bob Baker
Chris Ward
David Wynn – via phone

Five managers are present and thus a quorum established.

Also in attendance was Paul Davis and Robbie Davis owners of Waterfall Creek Building, Unit # 10.

1. Proof of Notice of Meeting.

   Charlie stated that 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 August 1, 2013.

   Chris Ward made a motion to approve the minutes as presented.
   Bob Baker seconded this motion.

   Motion was unanimously approved

3. Collection Policy.

   Charlie explained that CCIOA laws require that associations have in place a collections policy before they can start collections on any delinquent member.

   Chris Ward made a motion to accept the Collections Policy as presented.
   David Wynn seconded.

Motion was unanimously approved

4. Snow Removal Over Budget.

   Charlie presented that, to date, the association has spent an additional $4,313.77 in snow removal costs due to the heavy snow year.
   David Wynn asked if we could in the future, budget the snow removal budget off a 5 year average. Also, he presented the idea of collecting an extra $10.00 per month from each unit to be saved in lean years and spent in overage years to avoid having special assessments for snow extra's etc.

5. Common Area Electric Usage Over Budget.

   Charlie explained that the common area electric expense at the East River Building, is way over the budgeted amount. Much discussion occurred over this issue since the source of this extra usage is suspected to be coming from heaters in the unit garages. The board discussed trying to replace the heaters with more efficient ones, new thermostats, and meter ourselves and back bill the garage owner.

   David Wynn stated that he felt each unit owner should be responsible for the electric they use in their unit/garage.

   The association's attorney has been consulted on this issue and he feels the only way to properly correct this issue is to amend the Covenants of the association. That would take an affirmative vote of 75% of the membership of the association. David Wynn stated that he feels this issue should be fixed right, by amending the covenants. Bob Baker agreed with David's statement.

   Charlie made a motion that; 1) Dave Barton draw up a draft of an amendment to the Covenants, changing them to make the expense of limited common elements the responsibility of the unit owner, and 2) the management company thoroughly check all the garage door openers, lights, plugs, and heater circuits, to make absolute sure that only the electric heat is on the common area electric meter, and 3) the Covenants be amended to change the requirement of 75% approval to 67% approval to match CCIOA requirements.

   Bob Baker seconded this motion.

   Motion was unanimously approved

   Discussion continued about how to cover the extra expenses incurred by the extra snow removal and extra electric. This was tabled until after Paul and Robbie Davis present their findings on replacing the exterior common lights.

6. Replace Exterior Common Lights.

Paul and Robbie Davis presented their findings on replacing all the exterior lights with "dark sky" lighting. Robbie stated that she also wanted to present this information at the annual members meeting.

Craig stated that the manager has priced a light fixture and calculated the installment costs to be approximately $3,000.0 to replace the identified 25 fixtures. The board and the Davises roughly calculated that the Davises' lights would be approximately $6,000.00.

The board would like the Davises' to select the actual light fixture and calculate an exact amount it will cost, so they can add the cost to the special assessment for the snow and electric extras. This light expense amount must be to the manager within 30 days.

Chris Ward made the following motion; to assess the members of the association for $4,400.00 for the snow extra, $5,600.00 for the electric extra and up to $6,000.00 for new lights, exact amount to be determined within 30 days.

Bob Baker seconded this motion.

Motion was unanimously approved

Further discussion occurred regarding common area electric rates, what rate are we being billed at, ie., commercial, residential, or multifamily. The Davis's would like to help review these accounts and will also check with the GCEA for rebates, etc. to help with the new lighting expense.

7. New Business:

A. Annual Membership Meeting.

The board discussed and set a date for the annual member meeting. The meeting will be held at 10:00 AM, August 21, 2014.

Chris Ward made a motion to adopt this meeting time.
Bob Baker seconded this motion.

Motion was unanimously approved

B. Rules and Regulations.

It was brought to the attention of the manager by unit owner #9 at East River that unit owner # 8 East River was violating the Covenants/Rules and

Regulations. Some discussion occurred about the current Rules and Regulations and it was decided that the current document is sufficient. Craig also said he discussed this issue with unit owner # 8 East River and the problem will be taken care of.

C. Concrete Replacement Program.

Charlie and Craig described that the engineer was working with Charlie on determining the areas that need the most urgent attention, best use of our funds, and the engineering requirements. A letter from the Engineer estimating the entire cost of the described project was presented. The engineer believes the cost to complete everything would be $250,000.00. Drawings were made available for anyone to view after the meeting.

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

Motion to close the meeting was unanimously approved.

Said meeting was closed by Craig at 11:34 AM.