Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
August 20, 2014

The Board of Managers meeting was opened by Craig Brandon at 10:23 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.

1. Proof of Notice of Meeting.

   Charlie stated that the Notice and Agenda for this meeting was posted on the association's designated posting wall (in the offices of Cement Creek Condominiums Association) and put on the association's web-site.

2. Approval of meeting minutes from the meeting on July 11, 2014.

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

   Motion was unanimously approved

3. Election of Officers.

   Chris Ward made a motion that the officers remain the same as last year.
   Bob Baker seconded this motion.

   Motion was unanimously approved

   The officers for a one year term are:

Craig Brandon – President
Bob Baker – Vice President
David Wynn – Treasurer
Charlie Zeiter - Secretary

4. "Dark Sky" Exterior Lighting.

   The association has been studying and pricing new exterior lighting for the areas around the East River building and the Waterfall Creek building.

   It has determined that the association does want "Dark Sky" lights for the replacement lights.

   Several options were presented to the board ranging from $2,500.00 to $6,000.00.

   Craig explained the different fixture styles, attributes and costs. Some fixtures can be installed by the management companies' staff and some will need to be installed by an electrician, thus affecting the cost.

   David Wynn asked if smaller lights (less expensive) could be used at the Waterfall Creek building, were two lights are close together at each sidewalk and the larger lights were the light stands alone.

   Craig proposed the idea of ordering a couple of the bigger, more expensive lights to "try" and to see what they look like compared to the smaller lights that have been installed in front of the Waterfall Creek building.

   Chris Ward made a motion to order two larger lights, install them for all to inspect and the board meet at a future time to make a decision on which lights to go with.

   Bob Baker seconded the motion.

   Motion was unanimously approved

5. Concrete Replacement/Capital Expense Projects.

   Charlie explained that the engineer has been studying, measuring, and designing a drainage plan. Water sitting on the concrete and asphalt is the primary reason for most of the damage to these areas.

   We expect to have final drawings and plans shortly. Then the bidding and selection of a contractor will begin.

We are hopeful that we will be able to perform the drainage project construction this fall, otherwise it will have to be performed in the spring of 2015.

6. East River Common Electric.

Charlie and Craig presented that after the last Board of Managers meeting, the manager of the association meet with Crested Butte Electric to inspect the entire electric system of the East River building.

It was found that both, the heaters (220v) and the lights, etc. (110v) for all 9 garages at the East River building were wired to the common electric meter. Thus, the entire association has been paying for the electric in the garages of the East River building.

Crested Butte Electric prepared bids to have the 110 and 220 re-wired to each owners panel/meter. That bid came in at $7,500.00 to re-wire the 110 and $8,500.00 to re-wire the 220. Chris Ward stated that the association paying $16,000.00 to re-wire the garages is a "no-go".

Charlie then explained a possible solution, made by Craig, and "approved" by the association attorney, Dave Barton.

Since the garages are Limited Common Elements, Dave feels the Board of Managers does have the authority to remove the heaters from each garage. Also, the Board of Managers does have the authority to create rules regulating the use of the garages and the use of the electric (110v) in the garage. Thus, if the 220 electric heaters are removed and the use of 110 is limited, the electric bills for these garages should be minimal and not such a burden on the entire association.

Chris Ward made a motion that:

> Dave Barton draft a "resolution of the Board of Managers" stating that; 1) we are removing the heaters from the 9 East River garages, 2) we are creating rules and regulations of usage of the garages and electric, said rules to be created by the manager of the association and Dave Barton, 3) that an individual may re-hook up the electric in their garage at their expense and by a contractor approved by the association, 4) penalties for violating these rules must be created.

Bob Baker seconded this motion.

Motion was unanimously approved

7. Special Assessment for Snow, Electric, and Exterior Lights.

Discussion continued from the last Board of Managers meeting (held July 11, 2014) regarding snow expenses and common electric expenses. The Board also discussed the expense of changing out the exterior lights with "Dark Sky" lights.

The additional cost of the snow and common electric was $9,000.00. The estimated cost to replace the exterior lights is $6,000.00.

Bob Baker made a motion to assess the members of the association $15,000.00 for the snow and electric over budgeted expenses and the replacement of the exterior lights. Each member must pay their proportional share in full by November 1, 2014.

Chris Ward seconded this motion.

Motion was unanimously approved

8. New Business:

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 11:22 AM.