Cement Creek Condominium Association, Inc.
ANNUAL MEMBERSHIP MEETING

Minutes of Meeting
August 10, 2015

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
Waterfall Creek Unit 3
Waterfall Creek Unit 10
Waterfall Creek Unit 12
Italian Creek Unit 1
East River Unit # 2, 8

Quorum verified.

2. Proof of meeting was given by Charlie Zeiter; the notice of meeting and agenda were put on the association web-site, mailed to each owner/member, and posted on the wall in the Association's designated "posting" location (the offices of Cement Creek Condominiums Association).

3. Approval of 2014 Annual meeting minutes.

Motion: Chris Ward (WC – 12) moved to accept the 2014 annual meeting minutes as presented.

Bob Baker (WC - 3) seconded motion

Motion unanimously approved

4. Reports of Officers and Committees:

Craig Brandon talked about lots 9 & 10 known at the "bank lots", directly across street from the Waterfall Creek Building. CCCA no longer has any claims or liens on the property and thus no use of the property is a right of members. The owner of the lots, NBH Bank, has put up no trespassing signs. The association recommends that no members of CCCA use this property.

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

   Position # 3 currently held by Bob Baker is up for election. This position is a 3 year term.

   Position # 4 currently held by Chris Ward is up for election. This position is a 3 year term.

   Craig opened the floor for nominations:

   Paul Davis nominated Bob Baker for position # 3

   Courtney Baker nominated Chris Ward for position # 4

   David Wynn 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 # 3 will be Bob Baker

   Position #4 will be Chris Ward

6. Annual education presentation.

   Legal council has advised CCCA that we do not need a formal education presentation to fulfill the annual education requirements of CCIOA.

   No education presentation was made.

7. New Business.

   a. Paul Davis suggested that annual association meeting notices be emailed. Discussion occurred and it was determined that in the future, annual association meeting notices will "also" be emailed.

   b. Discussion about the dirt drive to the Italian Creek Building came up. It was determined that this topic should be tabled to the Board of Directors meeting immediately after this meeting.

c. Robbie Davis brought up the issue that the grill in the hot tub area is not being cleaned after people use it. Discussion also occurred regarding the age and condition of the grill. It was determined that the grill will be thrown away, new grills put in place, and a sign reminding people to clean the grill after they use it.

d. Paul Davis brought up the issue of the lights being on late at night. Craig explained that when the power goes out, it resets the timer clocks. (the power goes out frequently in CBS) Thus, the lights then go on and off at the wrong times. Management will pay closer attention by checking the timers more often to see if the power outages have messed up the clocks.

e. Paul Davis brought up the issue of solar operated sensors on each light. Chris Ward reminded Paul of the study they did a year ago and how it was greatly cost prohibited.

f. Robbie Davis brought up the issue of lower wattage bulbs around the hot tub. Craig reminded everyone about the insurance requirements to keep the hot tub area adequately lit. Chris Ward stated that lowering the wattage of the bulbs was a tiny tiny savings in electric. Thus, no changes to the bulbs in the hot tub area will occur.

g. Chris Ward brought up the fact that the gates at the hot tub area do not self close. Management will see if the gates can be repaired and set to self close.

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 10:45 AM.