Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
August 24, 2016

The Board of Directors meeting was opened by Charlie Zeiter at 11:50 AM, MST. Charlie Zeiter asked for a roll call of Directors present and a verification of quorum:

In Attendance:

Charlie Zeiter
Bob Baker
Chris Ward – via proxy given to Charlie Zeiter
David Wynn – via conference telephone call
Phil Ott

All directors present and thus a quorum established.
No one else called in or was present for this meeting.

1. Proof of Notice of Meeting.

   Charlie Zeiter stated that the Notice and Agenda for this meeting were 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 held on August 3, 2016.

   Dave Wynn made a motion to approve the minutes as presented.
   Bob Baker seconded this motion.

   Motion was unanimously approved

3. Election of Officer Positions to Board of Directors.

   Charlie Zeiter made the following nomination:

   Chris Ward – President

   Bob Baker seconded this motion.

   No other nominations were made.

   Chris Ward was unanimously approved as President

Phil Ott made the following nominations:

Bob Baker – Vice President
Dave Wynn – Treasurer
Charlie Zeiter – Secretary

No other nominations were made.

The above positions were unanimously approved by the Board of Directors

4. New Business:

Easement to Lot 17.

Charlie Zeiter presented the latest draft of the proposed easement from Richard Albritton, giving CCCA access to lot 17. This draft is the final draft approved by the BOD at the August 3, 2016 meeting and Richard Albritton has now signed this draft.

Dave Wynn made motion that the Board of Directors sign this easement and that we hereby approve Charlie Zeiter to sign the easement as the secretary of the BOD.
Bob Baker seconded this motion.

Motion was unanimously approved

Capital Projects Sub-Committee.

At the General Membership meeting held on August 24, 2016, the general membership discussed and recommended the formation of a Capital Projects Sub-Committee to give advice to the BOD regarding the "roads/concrete/drainage" future capital project(s). Kate Schmidt and Suzy Coykendall volunteered to be on this sub-committee, Kate to be the chair, and asked the BOD to name BOD member(s) to also be on this sub-committee.

The BOD discussed this decided that both Charlie Zeiter and Chris Ward should be on this committee.

Miscellaneous Rule and Regulations Violations.

At the General Membership meeting held on August 24, 2016, the general membership presented concerns regarding:

A. Personal items, other than outdoor furniture or grills, etc. being left outside of units.
B. Pets not being on leashes and owners not picking up their pet's waste.

C. “Stray” dogs on property.

Dave Wynn also mentioned that he is trying to sell his unit and that brokers and potential buyers have made comment about some other units looking a little messy/cluttered.

Discussion occurred and Dave Wynn recommended that the BOD write a letter to the general membership reminding everyone of the Rules and Regulations. Charlie Zeiter will prepare a draft and send it to the general membership once the BOD members review it and make any needed comments or changes.

With no further business being presented to the board,
Charlie Zeiter made motion to close the meeting.
Dave Wynn seconded the motion.

Motion to close the meeting was unanimously approved.

Said meeting was closed by Charlie Zeiter at 12:35 PM.