Cement Creek Condominium Association, Inc.
Board of Managers

Minutes of Meeting
October 31, 2016

The Board of Directors meeting was opened by Chris Ward at 12:11 PM, MST.
Chris Ward asked for a roll call of Directors present and a verification of quorum:

In Attendance:

Charlie Zeiter
Bob Baker – via conference telephone call
Chris Ward – via conference telephone call
David Wynn – via conference telephone call
Phil Ott - joined meeting via conference telephone call after Recess

Four of Five 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 24, 2016.

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

   Motion was unanimously approved

Chris Ward suggested a change in agenda – all Board Members Approved

3. East River Deck Project Management.

   Charlie Zeiter presented a Services Agreement for Project Management from Red Oak Properties, LLC, for the East River Deck removal and roof replacement project.
   Chris Ward described that the services proposed by Red Oak as Project Manager are above and beyond the scope of the current Management Agreement Red Oak has with Cement Creek Condominiums Association.
   Dave Wynn agreed with Chris Ward's comments and:

Dave Wynn made motion to approve, sign and hire Red Oak Properties, LLC as Project Manager for the East River deck project, as presented in the Services Agreement.
Bob Baker seconded this motion.

Motion was unanimously approved
(Charlie Zeiter abstained from voting on this motion.)

4. Reserve Fund Transfer of Funds.

Charlie Zeiter presented that year to date the CCCA has overspent on legal fees approximately $8,000.00. The Reserve Fund to date has approximately $18,000.00 in it. CCCA currently has approximately $11,000.00 in unpaid bills. Charlie Zeiter recommends that we transfer $8,000.00 from the Reserve Fund to the Operating Account to pay past due bills.
Discussion occurred and questions asked about the legal expenses and if they qualify as Reserve Fund expenses. Charlie Zeiter explained the legal expenses and reviewed the Reserve Fund Policy with the Board of Directors. All expenses were determined to qualify as Reserve Fund expenses.

Chris Ward made motion that we transfer $8,000.00 from the Reserve Fund to the Operating account of CCCA to pay outstanding bills. As part of this motion Chris Ward also requests that at the next special assessment the CCCA performs we try to access the membership for these legal expenses and deposit them back into the Reserve Fund.
Dave Wynn seconded this motion.

Motion was unanimously approved
(Charlie Zeiter abstained from voting on this motion.)

Chris Ward then Recessed this meeting until 3:00 PM, MST, later today.

3:00 PM, MST

The Board of Directors meeting was **re-opened** by Chris Ward at 3:00PM, MST.
Chris Ward asked for a roll call of Directors present and a verification of quorum:

In Attendance:

Charlie Zeiter
Bob Baker – via conference telephone call
Chris Ward – via conference telephone call
David Wynn – via conference telephone call
Phil Ott - joined meeting via conference telephone call after Recess

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

5. Letter from Gunnison Valley Housing Foundation.

A letter from the Gunnison Valley Housing Foundation (GVHF) was presented to the Board of Directors. GVHF currently has a contract to purchase lots 6 & 7, Block 3, CBS from Richard Gaither, the current owner. Lots 6 & 7, Block 3, CBS are currently deed restricted to join the CCCA when structures are built on the property. GVHF's letter requests that CCCA release them from this deed restriction and grant them an easement across CCCA property for access.

Discussion occurred with Chris Ward giving a brief history of Elcho Ave. and Cascadilla streets being vacated and mentioned potential issues with other neighboring properties.
Dave Wynn asked what the benefits would be to the CCCA by these properties not being part of the CCCA. He does not see any value and only negatives if this property does not join CCCA. Dave Wynn asked how much additional traffic would be created.
Phil Ott asked how many units are proposed to be built by GVHF. No one knew the answer.

Dave Wynn made motion that we send GVHF a letter denying their current request/proposal, but that if they have other ideas, we are not opposed to further discussions.
Bob Baker seconded this motion.

Motion was unanimously approved
(Charlie Zeiter abstained from voting on this motion)

6. New Business:

With no further business being presented to the board,

Bob Baker made motion to close the meeting.
Dave Wynn seconded the motion.

Motion to close the meeting was unanimously approved.

Said meeting was closed by Chris Ward at 3:20 PM, MST.