CEMENT CREEK CONDOMINIUM ASSOCIATION, INC.
2 Elcho Avenue
Crested Butte, CO 81224
970-349-6682

SENT VIA: US Mail
E-mail

ATTACHMENTS: Meeting Notice
Meeting Agenda
2018 CCCA Budget

TO: All Members of Cement Creek Condominium Association

RE: **REVISED** Annual Membership Meeting Notice

The Board of Directors of CCCA will be having its Annual Membership meeting on August 23, 2018, 10:00 AM, MST at the Conference Board Room, in the Gunnison Bank & Trust Building, 232 W. Tomichi Ave, Gunnison, CO 81230.

The meeting is being held is Gunnison because the Board is hopeful for a large attendance and because no suitable free location was available in Crested Butte South.

Please review the attached Meeting Notice, Meeting Agenda and Budget for October 1, 2018 to September 30, 2019.

NOTE: After review of the Budget, by our attorney, we have been advised that the actual budget dates must be changed in order to meet all Colorado CCIOA laws. Please see the revised budget attached. The only change that has been made, is that our budget cycle now runs from October 1, 2018 to September 30, 2019.

The Board of Directors of CCCA has approved the attached 2018 Budget. The 2018 Budget has increased about 3% over the 2017 Budget. Almost all the increase is in non-controllable items (cable, electricity, insurance, and water and sewer). These non-controllable items increased about 7%. Most other items were held constant except for snow removal that reduced slightly. The snow reserve fund is currently over $22,000, which means CCCA could handle any extreme snow season without an assessment related to snow removal.

Any member may attend this meeting, or give their proxy, to participate in this meeting. If you are giving your proxy, please call Charlie prior to the meeting.

If any member of CCCA has any questions, you may contact any board member (see names and numbers on association web-site) or contact Charlie Zeiter at charlie@redoakproperties.net or call 349-6682 prior to the meeting.

Respectfully Submitted,

Charlie Zeiter – Secretary of Board of Directors

CEMENT CREEK CONDOMINIUM ASSOCIATION, INC.

NOTICE
OF
MEMBERSHIP MEETING

August 23, 2018

10:00 AM, MST

The Board of Directors of CCCA will be having their **Annual General Membership Meeting** on August 23, 2018.

This meeting will be held in the Board Room at Gunnison Bank and Trust, 232 W. Tomichi Ave, Gunnison, CO 81230.

If any member of CCCA has any questions, please contact Charlie Zeiter at charlie@redoakproperties.net or call 970-349-6682 prior to the meeting.

Notice, August 5, 2018

Charlie Zeiter – Secretary of Board of Directors

CEMENT CREEK CONDOMINIUM ASSOCIATION, INC.

MEMBERSHIP MEETING

August 23, 2018

10:00 AM, MST

MEETING AGENDA

10:00 AM President of Board of Directors calls meeting to order.

- Role call of Members present, or present by proxy.
- Verification of quorum.

10:05 AM Proof of notice of meeting.

10:10 AM Approve Meeting Minutes from General Membership Meeting held August 7, 2017.

10:15 AM Reports of Officers and Committees.

10:25 AM Consideration of Budget by General Membership.

10:35 AM Election of Board of Directors, 2 positions available:

Position 3 – 3 year term (currently held by Chris Ward)

Position 4 – 3 year term (currently held by Bob Baker)

10:45 AM New Business:

At this time, any member of the association may bring before the board any new business.

11:00 AM Adjourn.

NOTE: A CCCA Board of Directors meeting will occur directly after the General Membership Meeting.

CEMENT CREEK CONDOMINIUMS ASSOCIATION, Inc.
2 ELCHO AVE.
CRESTED BUTTE, CO 81224

October 1, 2018 to September 30, 2019 BUDGET

- Approved by Board of Directors - July 25, 2018
- Considered by General Membership - _____

	OLD BUDGET June 1, 2017to May 31, 2018 BUDGET	June 1, 2017 to May 31, 2018 ACTUAL	PROPOSED BUDGET October 1, 2018 to September 30, 2019 BUDGET	
EXPENSES				
Annual Budget Mailing Exp.	$ 70.00	$ 75.00	$ 75.00	
CCCA Web Page Domain Name		$ 13.00	$ 13.00	
CCCA Web Page Hosting	$ 500.00	$ 329.40	$ 350.00	
Cable/Wifi	$ 8,700.00	$ 9,068.80	$ 9,558.00	*
Common Area Electricity	$ 6,000.00	$ 5,231.57	$ 6,000.00	
Garbage Service	$ 3,000.00	$ 2,804.00	$ 2,904.00	
Insurance Expense (Exterior of buildings only)	$ 7,610.41	$ 7,594.50	$ 8,041.92	**
Building Maintenance & Repairs	$ 24,000.00	$ 25,182.13	$ 25,200.00	
Grounds Maintenance	$ 20,000.00	$ 21,598.70	$ 22,000.00	
Grounds Supplies	$ 2,500.00	$ 2,085.88	$ 3,000.00	
Lease of Game Area	$ 4,612.92	$ 4,612.92	$ 4,937.00	***
Snow Removal	$ 28,000.00	$ 12,039.54	$ 26,000.00	****
Management Expense	$ 15,000.00	$ 15,000.00	$ 15,000.00	
Postage		$ 79.94	$ 80.00	
Legal Expense	$ 4,000.00	$ 11,584.26	$ 4,800.00	
Tax Return Prep Expense	$ 700.00	$ 650.00	$ 650.00	
Bank Service Charges & Supplies	$ 250.00	$ 9.00	$ 200.00	
Water & Sewer Service	$ 23,500.00	$ 23,771.80	$ 25,123.32	*****
Budgeted Reserve Acct. Savings	$ 15,000.00	$ 15,000.00	$ 15,000.00	
TOTAL EXPENSES	**$ 163,443.33**	**$ 156,730.44**	**$ 168,932.24**	

* This increase is based off new actual bills
** This increase is based off new insurance policy/actual billing
*** This increase is due to property taxes, POA and Metro increases (triple net lease)
**** This is based off 10 year average
***** This increase based off actual bills