Cement Creek Condominium Association, Inc.
ANNUAL MEMBERSHIP MEETING

Minutes of Meeting
August 14, 2019

1. President, Chris Ward opened meeting at 10:06 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
East River Unit 1
East River Unit 5 – via phone
East River Unit 6 – via phone
Italian Creek Unit 1

Quorum verified.

Mike O'Loughlin, legal counsel for CCCA and Jordan Stuckey, employee of Red Oak were also present.

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, emailed 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 August 23, 2018 General Membership meeting minutes.

The following corrections were presented:

ER # 6 should be ER # 5
5. The budget was moved to be "accepted" by Paul Davis and the Motion was unanimously "approved"

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

Bob Baker (WC -3) seconded motion

Motion unanimously approved.

4. Reports by Officers and Committees.

Shop and Shed Metal Skirting:

Chris Ward explained that this project was scheduled for last year but year but finding a contractor to finish the metal was difficult. We now have Randy Stiles completing the job and it should be done by the end of next week.

East River Shed Roof Repairs:

Chris Ward presented that Randy Stiles is currently working on the roof of the East River. He will be repairing the roof metal, drip edge, fascia, soffit and replacing the structural beams that support the shed roof.

Repairs to Elcho Avenue:

Chris Ward presented that the association did contract with United Companies to make some patching repairs to Elcho Ave. The patches have held up well, but other areas are failing and more patching is needed.

Stucco and Rock Repair:

Chris Ward presented that stucco repair to the outside of the buildings and rock repair to the Italian Creek building are currently being scheduled to be performed this year.

Peggy Pentecost joined the meeting via phone at 10:17 AM

Pond and Ditch along Teocalli Ave.:

Chris Ward explained that CCCA is currently in discussions with the CBSPOA, Richard Albritton and Gunnison County to remove and rebuild the pond and ditch along Teocalli. This project is still in the engineering, bidding and planning state. A new license agreement will need to negotiated and signed with Gunnison County and prices agreed to prior to starting the work. We are trying to complete this work for a possible start and completion of said work the Fall of 2019.

5. Consideration of Budget by General Membership.

Chris Ward presented the approved budget for October 1, 2019 to September 30, 2020.

Chris Ward explained the increases in the budget items specifically mentioning the increase in Snow Removal, and explained how the snow savings account was used this past winter to cover the extra snow removal expenses we had and how that avoided a special assessment to the membership.

Robbie Davis asked why the cable company no longer provides HBO.

Peggie Pentecost asked why the CCCA was still providing cable tv and she believes it is outdated and that most people use other internet options to get their tv. Chris Ward explained that the Board of Directors will review the cable tv contract and look into eliminating the cable tv if that seems to be the most prudent option.

Motion: Bob Baker (WC – 3) moved to accept the budget as presented.

Paul Davis (WC - 10) seconded motion

Motion unanimously approved.

Thus, the budget was considered by the general membership of CCCA and the new budget has been approved.

7. Election of Board of Directors.

Position # 1 currently held by Kurt Sorensen

And

Position # 2 currently held by Charlie Zeiter

are currently up for election. Both positions are 3 year terms.

Chris Ward opened the floor for nominations:

Bob Baker (WC - 3) made a blanket nomination that Kurt Sorensen and Charlie Zeiter be reelected to their respective positions. Kate Schmidt (ER – 1) seconded this nomination.

There were no other nominations made.

Chris Ward than asked that we dispose of writing ballots, all present agreed.

Motion: Chris Ward (WC – 12) made motion to approve the election of Kurt Sorensen to Position 1

Bob Baker (WC – 3) seconded motion.

Motion unanimously approved.

Motion: Chris Ward (WC – 12) made motion to approve the election of Charlie Zeiter to Position 2.

Paul Davis (WC – 10) seconded motion

Motion unanimously approved.

Kurt Sorensen was elected to Position 1 for 3 more years.

Charlie Zeiter was elected to Position 2 for 3 more years.

8. New Business.

   a. Kate Schmidt asked if someone could check her roof metal for damage. CCCA currently has a contractor working on the East River roof so we will ask him to look at it and report back to management.

   b. Peggy Pentecost brought up the issue of excessive stuff on the patios and porches around the East River building.
   Chris Ward stated that he would but that issue on the BOD meeting agenda to discuss.

   c. Robbie Davis asked about the Elcho, LLC project. Chris Ward explained that Elcho, LLC has contacted us to obtain a temporary one-time license agreement from CCCA to set their remaining units in August of 2019. We are also working with Elcho, LLC to modify the easement agreement to allow for more parking close to the East River building and to build a fence along the edge of the easement.

   d. Chris Ward presented that Richard Albritton is currently scheduled to construct a 6 plex, this Fall, on his lots north of the East River Building.

With no further business being presented to the board, Paul Davis (WC – 10) made a motion to close the meeting, Bob Baker seconded.

Motion to close the meeting was unanimously approved

Said meeting was closed by Chris Ward at 11:03 AM.