Cement Creek Condominium Association, Inc.
Board of Directors

Minutes of Meeting
August 14, 2019

The Board of Directors meeting was opened by Chris Ward at 11:07 AM, MST. Chris Ward asked for a roll call of Directors present and a verification of quorum:

In Attendance:

Chris Ward
Bob Baker
Charlie Zeiter
Paul Davis
Kurt Sorensen – via phone

Five directors present and thus a quorum established.

Also present were Mike O'Loughlin, CCCA attorney and Jordan Stuckey employee of Red Oak.

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 July 18, 2019

   Paul Davis made a motion to approve the minutes as presented.
   Bob Baker seconded said motion.

   Motion was unanimously approved.

3. Election of Officers.

   Chris Ward opened discussion about regarding the election of CCCA BOD officers.

   Bob Baker made motion that we re-elect the same people for the positions they currently hold.
   Paul Davis seconded the motion.

   Motion was unanimously approved.

The officers for the BOD of CCCA are:

President =	Chris Ward
Vice President =	Bob Baker
Treasurer =	Kurt Sorensen
Secretary =	Charlie Zeiter

4. New Business.

Pond/CBSPOA:

Chris Ward gave a brief re-cap of the status of the proposed pond project. The engineering is complete, Charlie is starting to talk to contractors to obtain pricing, and then we will need to see if CBSPOA and Albritton want to move forward. A new license agreement will need to be prepared with Gunnison County and an agreement between CBSPOA, CCCA, and Albritton will need to be prepared.
and porches at Cement Creek.

Patching Elcho Ave:

Chris Ward presented that we received a quote to do some asphalt patch work to Elcho Ave., late on 8/13/19. Thus, we haven't had a chance to review the quote. Discussion then occurred regarding re-paving Elcho, when to do it, getting an engineer's estimate and engineering for a new road. Drainage was discussed and landscaping in front of the Waterfall Creek Building to incorporate proper drainage of the building and road.

Chris Ward suggested that Charlie and Chris review the United quote and report back to the BOD

Review of Pond General Common Element:

Chris Ward asked Mike O'Loughlin if we needed any special member vote to eliminate the pond. Mike stated that no special vote was required by the BOD to remove the pond since it is a General Common Element of the CCCA.

With no further business being presented,

Bob Baker made motion to end the meeting.
Paul Davis seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 12:05 PM, MST.