# Cement Creek Condominium Association, Inc.
# Board of Directors

**Minutes of Meeting**
**July 18, 2019**

The Board of Directors meeting was opened by Chris Ward at 12:00 PM, MST. Chris Ward asked for a roll call of Directors present and a verification of quorum:

In Attendance:

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

Five directors present and thus a quorum established.

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 (at 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 2, 2019.

   Bob Baker made a motion to approve the minutes as presented.
   Charlie Zeiter seconded said motion.

   **Motion was unanimously approved.**

3. Approval of CCCA 10/1/19 – 9/30/20 Budget.

   Chris Ward presented the proposed budget for 10/1/19 to 9/30/20. He explained that it contains and overall increase of just under 3% and asked if anyone had any questions. It was mentioned that Paul Davis performed a 10 year graph of CCCA's annual snow removal expenses and did a calculation to show adjustments for inflation. From these graphs and calculations the snow removal budget was increased from $26,000.00 to $29,000.00. Other significant increases to the budget were in the categories of insurance and cable tv.

   Bob Baker made a motion to approve the budget as presented.
   Kur Sorensen seconded said motion.

**Motion was unanimously approved.**

4. New Business.

Chris Ward presented that the CCCA has contracted with a local contractor, Stiles Home Improvements, LLC, to make repairs to the East River shed roof and replace the beams supporting this roof. The Contractor is waiting on the roof metal order to arrive. Hopefully, this project can begin around the first of August, 2019.

Chris Ward presented that CCCA has also contracted with a local contractor, Stiles Home Improvements, LLC, to finish the installation of the metal on the shop and shed. This expense was approved last year and we want to get it done so that the sprinkler system around the shop can be repaired.

Chris Ward presented that we meet with United Companies (asphalt paving) to get bids on needed repairs to Elcho Ave and bids for future work to re-pave the street. We hope to see these bids within a week or so.

Chris Ward presented that we are still working with Ken Buck's partner to move forward with the agreements to allow him access to "set" their second duplex. His partner contacted us last on 7/17/19 stating he hoped to be contacting us on 7/18/19. We will keep all the BOD members informed as soon as we hear anything.

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 12:15 PM, MST.