Cement Creek Condominium Association, Inc.
Board of Directors

Minutes of Meeting
March 5, 2019

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

In Attendance:

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

Five directors present and thus a quorum established.

Also in attendance:

Jordan Stuckey – Red Oak Properties
Brain Armbrecht – East River # 2
Kevin Hartigan – East River # 8

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. Also, Brian Armbrecht was noticed via certified mail, but we have not received the return receipt.

2. Approval of meeting minutes from the meeting held on February 12, 2019

   Paul Davis made a motion to approve the minutes as presented.
   Kurt Sorensen seconded said motion.

   Motion was unanimously approved.

3. Hearing to Determine Assessment of Fines for Pet Violations.

   Chris Ward opened the hearing and explained that the BOD is here today to determine if fines should be assessed to East River #2 – Brian Armbrecht, for his two dogs. On January 25, 2019, his dogs were reported to be off leash and

barking at the manager; Charlie Zeiter and 3 snow/roof shovelers (Stiles Snow Removal company). The dogs came out of East River # 2, ran towards the workers and manager barking and acting aggressively until Armbrecht's young son called them back to their vehicle. The incident happened in the middle of Elcho Avenue outside the East River Building. A picture of one of the dogs was taken showing the dog off leash and Randy Stiles submitted a letter describing the incident with two dogs off leash.

A description of statements made at said hearing are as follows:

Brian Armbrecht states that nobody say the incident or knows anything about it.
Chirs Ward stated workers had the dogs bark at them and that they were off leash.
Chris Ward stated that until the dogs are kept on a leash at all times the CCCA BOD is obligated to enforce the rules of CCCA.
Brian Armbrecht then stated that Charlie Zeiter required (forced) the snow removal guys to write their letter.
Keven Hartigan stated that he thinks this situation is outrageous, that dogs in the Crested Butte area should not have to be on a leash and that these dogs are friendly.
Paul Davis stated that there are guests, children and families that live and visit to Cement Creek and we have to make sure it is safe for all.
Chris Ward stated that the Armbrecht dogs have behaved aggressively toward him, barking and nipping at him, in the past.
Bob Baker stated that the Armbrecht dogs have done the same to him.
Chris Ward stated the CCCA BOD is required to enforce the pet policy which is also the same policy the CBSPOA has.
Brian Armbrecht stated he thinks no one has a problem with his dogs being off leash.
Brian Armbrecht stated that every other owner has their dogs off leash.
Brian Armbrecht state that he believes this is a personal attack on him.
Paul Davis stated the rule is your dogs must be a physical leash at all time.
Brian Armbrecht stated that leashes make dogs more aggressive.
Brian Armbrecht stated that he wants friendliness and that everyone at the East River Building gets along.
Chris Ward stated your dogs are aggressive and act aggressive towards other owners.
Brian Armbrecht stated he does not keep his dogs on a leash at all times and lets his kids play with the dogs in the yard without a leash.
Chris Ward stated that the BOD has voted to not assess pet violation fines in the past. Nor do we fine you every time we see you with your dogs not on a leash. It is the BOD responsibility to fine you when you violate the pet policy. If violations continue you will receive fines for these violations.
Chris Ward suggested that Brian Armbrecht and Kevin Hartigan come to the annual CCCA meeting. Kevin stated he can't make meetings. Chris suggested he write down his concerns and email them to him.
Chris Ward stated that the CCCA rules and regulations follow the CBSPOA rules and regulations.

Kevin Hartigan stated there is a reason he lives in CBS and that the rest of you do not live here.
Paul Davis stated he does live here, is a part of this community, donates to local causes and participates in the community.
Brian Armbrecht stated that he thinks we are sick and that he is sad that the CCCA BOD does this.
Chris Ward asked Brian, do you think we should just let your dogs run and continue to bark and threaten people?
Bob Baker stated we have only fined you when we have received complaints and there have been problems.
Chris Ward stated we are not looking for times to see if your dogs are off leash and catch you doing that and then fining you. The BOD has only fined you when we have received complaints.
Kevin Hartigan stated he has no problems and he wants more direct communication. He would like us to meet the dogs and become friendly with the dogs.
Paul Davis stated he likes dogs, but sometimes dogs act differently towards people they don't know and that's why in communities we require leashes and have rules.

Chris Ward asked for a motion.

> Bob Baker made a motion to assess the pet violation fines.
> Paul Davis seconded the motion.
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> The motion passed unanimously – Charlie Zeiter abstained from voting on this issue.

Chris Ward stated the fines are assessed and we hope the dogs will be kept on a leash and that we don't have this problem in the future.

Brian Armbrecht then stated there is only one dog in the picture, why did you fine me for two dogs off the leash. Brian also stated he did not believe the picture was taken in the morning even though the time stamp shows the time and date.
Charlie Zeiter showed Brian the letter from Randy Stiles regarding two dogs barking at them.
Chris Ward reiterated that Kevin and Brian can call any BOD member or email with any concerns.
Kevin Hartigan stated the East River building is falling down, water is getting behind the soffit, a roof support beam has been bumped and out of place, he believes the management company damaged the beam and there are lights out at the East River building. Jordan Stuckey responded that no one has contacted management regarding any of these issues.
Chris Ward asked Brian Armbrecht to contact him or email him with these East River Building issues.
Chris Ward then described some of the proposed projects the CCCA BOD has been considering for the East River Building, which include some repairs to the shed roof and the corresponding support beams.

Chris Ward thanked Brian Armbrecht and Kevin Hartigan for coming to the meeting.

With no further business being presented,

Paul Davis made motion to end the meeting.
Chris Ward seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 4:30 PM, MST.