Cement Creek Condominium Association, Inc.
Board of Directors

Minutes of Meeting
July 2, 2019

The Board of Directors meeting was opened by Chris Ward at 11:00 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 - present
Paul Davis – present
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 March 5, 2019

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

   Motion was unanimously approved.

3. Review Easement Agreement Modification.

   Paul Davis made motion to confirm the Board of Directors approval of the modification to the Game Area Easement Agreement. Said modification was amended and recorded April 8, 2019. Said modification was initially approved by the CCCA BOD as a unanimous decision without a meeting.
   Bob Baker seconded said motion.

   Motion was unanimously approved.

4. Transfer from Snow Savings to cover 2019 extra snow expenses.

Charlie Zeiter gave a quick overview of the amount of monies in the snow savings account and how much we went over this year in snow removal expense. As of July 2, 2019 the snow savings account has $ 22,162.17. The budgeted amount for snow removal for the 2018/2019 winter was $26,000.00. The total cost for snow removal was $37,997.00.

Chris Ward made motion that we move $12,000.00 from the snow savings account to the operating account to cover the extra expense.
Kurt Sorensen seconded said motion.

Motion was unanimously approved.
Charles Zeiter abstained from voting.

5. Financial Status of CCCA.

Charlie Zeiter gave a quick status of the finances of CCCA, past due accounts and outstanding bills.

Two members are behind more than 30 days:

East River # 1
East River #2

Certified delinquent letters will be prepared and mailed to these owners.

We have one outstanding accounts payable for $1,000.00.

6. CCCA Annual Member Meeting.

The annual member meeting will be held on August 14, 2019 at 10:00 AM, MST in the conference room, at the offices of Schumacher and O'Loughlin, in the Gunnison Bank and Trust building, 232 W. Tomichi Ave., Gunnison, CO 81230.

7. 2018/2019 Budget – 2019/2020 Budget.

A review of the 2018/2019 budget to actual expenses was presented and reviewed by the Board. A 2019/2020 budget needs to be prepared and approved prior to the notice of the annual membership meeting.

Paul Davis, Chris Ward and Charlie Zeiter will prepare a 2019/2020 budget and present at the next BOD meeting for their approval.

8. East River Building Repairs.

Charlie Zeiter presented that inspections have been preformed and bids obtained to repair parts of the shed roof on the south side of the East River building. Charlie Zeiter discuss the bid obtained and reviewed the findings from the contractor's inspection.

Chris Ward made motion that we spend up to $7,500.00 to repair the East River shed roof. Said funds to pay for this project will be drawn from the CCCA Reserve Account.
Kurt Sorensen seconded said motion.

Motion was unanimously approved.

9. Shop Wans Coating.

Charlie Zeiter explained that all materials to wans coat the shop and shed with rusted metal have been purchased, but finding an installer has been extremely difficult. Discussion occurred and it was decided that we wait to install the wans coat until we find a good contractor that will install said wans coat at a fair price.

10. CBSPOA/Pond.

Charlie Zeiter explained that a meeting with the engineer, CCCA and Richard Albritton occurred to discuss modifications to the pond, ditch and license agreement for such. From the meeting we were able to give the engineer clear direction as to what we need to do and he is currently finishing the engineering and drawings so that "we" can take these specifications to local contractors to start obtaining bids for the work.

Chris Ward asked; since this is a common element of CCCA do we need CCCA member approval to change/eliminate the pond. Everyone agreed that we need to ask our legal counsel about this issue.

11. Elcho Townhomes request for License Agreement.

Chris Ward presented that Ken Buck – Elcho Townhomes has formally requested a license agreement to access and use CCCA property to set his second townhome.

Discussion occurred regarding all the issues and it was determined that Chris Ward will write a letter to Ken Buck spelling out the specific requirements CCCA has, in order for,Elcho Townhomes to obtain a license agreement from CCCA.

Kurt Sorensen left the meeting at 12:30 PM

12. New Business.

Paul Davis presented that numerous owners and guests are exiting and entering behind the Waterfall Creek in the wrong directions. Charlie Zeiter will review the situation, order appropriate signage and install.

Paul Davis asked if anyone knew why the HBO channel was no longer on the cable stations. Chris Ward mentioned that he believed it was been gone since Charter purchased Time Warner over 1 year ago.

Paul Davis presented the idea of a CCCA picnic in the game area for all the CCCA members. Dates, idea and menu were discussed. September 1, 2019 was tentatively the best date for all the board members. The BOD members said they will look at their schedules, ask other members and we will discuss further at the next BOD meeting.

With no further business being presented,

Chris Ward Davis made motion to end the meeting.
Bob Baker seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 1:00 PM, MST.