Cement Creek Condominium Association, Inc.
Board of Directors

Minutes of Meeting
November 12, 2020

The Board of Directors meeting was opened by Chris Ward at 4:00 PM, MST.
Chris Ward asked for a roll call of Directors present and a verification of quorum:

In Attendance:

Chris Ward
Bob Baker
Kurt Sorensen

Also in attendance: Owner ER # 2 – Brain Armbrecht

Three directors present and thus a quorum established.

1. Proof of Notice of Meeting.

   Chris Ward 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 September 29, 2020

   Bob Baker made a motion to approve the minutes as presented.
   Kurt Sorensen seconded said motion.

   Motion was unanimously approved.

3. Request of Late Fee mitigation.

   ER # 7 – Rebecca Seifert requested a late fee mitigation. She was able to produce a request from her bank showing they mailed the check prior to the first of month.

   Kurt Sorensen made a motion mitigate the late fee.
   Bob Baker seconded said motion.

   Motion was unanimously approved.

4. Amendment to Pet Policy.

Chris Ward presented the Pet Policy which CCCA attorney Mike O'Loughlin prepared.

Bob Baker made motion to adopt the Amended Pet Policy.
Kurt Sorensen seconded the motion.

Motion was unanimously approved.

5. Brian Armbrecht request of Pet Policy Variance.

Brian Armbrecht requested a variance from the pet policy to keep a third dog on the premises. The board reviewed with Brian and asked questions about his request. Chris Ward reviewed the following conditions with Brian, which must be strictly followed to keep a third or any pets at CCCA.

- You agree that you and your family have received, read and understand and agree to follow the CCCA Pet Policy.
- You understand that the Board of CCCA my revoke this variance and your right to have pets as CCCA at any time for just cause, including but not limited to, complaints or Pet Policy violations.
- You agree to properly register the third dog and pay a fine of $500.00 (This will cover our legal fees related to this issue).
- You agree to pay a registration fee of $200.00 for a 6 (six) month time period.
- Upon agreeing to and fulfilling the above, the CCCA Board will grant you a 6 month variance to have three dogs on the CCCA premises. At the end of 6 months, if there have been no complaints or Pet Policy violations and you are a CCCA "owner" in good standing, ie. no delinquent bills or other violations; the three dog Pet Policy Variance may be extended for 6 months administratively by a request to the CCCA management.
- Please note that having three dogs does not conform with CB South POA per policy. CB South POA's or any other governmental agency's enforcement of their regulations may override CCCA's Pet Policy.

Kurt Sorensen made motion to allow Brian Armbrecht to have a third dog based upon the about conditions.
Chris Ward seconded the motion.

Motion was unanimously approved.

Brain thanked the board and left the meeting.

6. Update of Fall Projects.

The internet and phone service were out Gunnison County wide and thus, Chris Ray, Charlie Zeiter and Jordan Stuckey could not participate in the meeting. Chris Ward gave a quick report of current CCCA projects.

The elimination of the Teocalli License Agreement and in place a new easement for the road and island will be presented by Mike O'Loughlin to the Gunnison County Commissioners on November 17, 2020. We expect this agreement to be eliminated and a new easement agreement to be granted. Charlie Zeiter will also be attending this meeting with Mike O'Loughlin.

The East River # 7 chimney removal is still on the list for being completed this Fall. A contract has been signed with the roofing contractor and expected to be completed soon.

7. New Business.

With no further business being presented,

Bob Baker made motion to end the meeting.
Kurt Sorensen seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 4:30 PM, MST.