Cement Creek Condominium Association, Inc.
Board of Directors

Minutes of Meeting
March 19, 2020

The Board of Directors meeting was opened by Chris Ward at 10:00 AM, 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 at CCCA office
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 February 6, 2020

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

   Motion was unanimously approved.

3. Proposed Special Assessment for Pond Deconstruction.

   - Chris Ward presented a cash flow spreadsheet that was sent to all Board members prior to this meeting. Everyone thanked Chris for preparing this and said it was very helpful.
   - Chris Ward explained that the Cost Share Agreement had been signed by CBSPOA, Richard Albritton and CCCA.
   - Chris Ward explained that the proposed construction contract, for Lacy Construction, has been approved by CBSPOA, Richard Albritton and CCCA. It was sent to Lacy Construction on Monday, March 16, 2020 for his review and hopefully approval.

Discussion occurred and the following items were presented and discussed:

- We don't know if Lacy wants to perform the work this summer, spring, or fall. That would make a difference as to when the Board of Directions needs to assess the CCCA for this project.
- With the COVID-19, can all the members of CCCA afford this assessment, how could we deal with this, ie., push project back to fall, cut other projects, etc.
- Charlie Zeiter will contact Bill Lacy of Lacy Construction and try to find out when he wants to do the project.
- All agreed that we wait to hear as to when Lacy might want to start construction and then decide how to handle and when to assess the CCCA members.

4. Current Business.

Repair/Repave Elcho Ave. – discussion occured and the consensus is to wait until we get the pond deconstruction project completed before we tackle this project.

Charlie Zeiter presented that he had an "estimate" from a contractor to repaint the East River building. It was between $9,000 to $15,000 for the work. The Board's consensus was to wait to hear when Lacy wants to start the pond deconstruction project before we commit to this expenditure.

Charlie Zeiter explained that we did get the money and signed Second Amendment to the easement with Elcho Townhomes. The additional $1,000.00 will be placed in our Reserve Account.

Charlie Zeiter explained that he is working with a local fence contractor to obtain another bid to build the fence on the game area and price out the needed materials. This project is currently still being planned for a Spring start.

Charlie Zeiter presented that we are still working with a Texas IT company to see if we can re-wire the condo building with high speed internet and eliminate the cable TV. He is also trying to get a bid from a local IT company, Slopeside Technologies, to see if they can perform this work and service.

With no further business being presented,

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

Motion to close the meeting was unanimously approved.

Meeting was closed at 10:50 AM, MST.