Cement Creek Condominium Association, Inc.
ANNUAL MEMBERSHIP MEETING

Minutes of Meeting
August 26, 2020

1. President, Chris Ward opened meeting at 10:00 AM and asked for roll call and to verify a quorum.

In Attendance:

Waterfall Creek Units 1,2,4,5,6,7,8
Waterfall Creek Unit 3
Waterfall Creek Unit 9
Waterfall Creek Unit 10
Waterfall Creek Unit 12
East River Unit 5
East River Unit 7
Italian Creek Unit 1

Quorum verified.

Mike O'Loughlin, legal counsel for CCCA and Jordan Stuckey, employee of Red Oak were also present.

NOTE: this meeting was held online, via Zoom

2. Proof of meeting was given by Charlie Zeiter; the notice of meeting and agenda were put on the association web-site, mailed to each owner/member, emailed to each owner/member and posted on the wall in the Association's designated "posting" location (the offices of Cement Creek Condominiums Association).

3. Approval of August 14, 2019 General Membership meeting minutes.

Motion: Kurt Sorensen (ER - 5) moved to accept the meeting minutes as presented.

Bob Baker (WC -3) seconded motion

Motion unanimously approved.

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4. Reports by Officers and Committees.

Chris Ward explained that updates on special projects were explained in the letter mailed with the annual meeting notice. He gave a brief re-cap as follows:

The roof repair to the East River building, around the chimneys is scheduled to be completed by Thursday, August 27, 2020.

The roof repairs to the Waterfall Creek building are "dried in" and we are waiting for materials to complete the project.

The pond removal project is currently scheduled to begin September 8, 2020.

The Cable TV contract with Spectrum has been reviewed by legal counsel, Mike O'Loughlin. It is a 5 year contract and does not end until 2023. Thus, we probably cannot terminate the contract early but will contact Spectrum about early termination cost.

5. Consideration of Budget by General Membership.

Chris Ward presented the approved budget for October 1, 2020 to September 30, 2021.

Chris Ward explained the increases in the budget items specifically mentioning the increase in insurance, cable and taxes.

Motion: Kurt Sorensen (ER – 5) moved to accept the budget as presented.

Bob Baker (WC - 3) seconded motion

Motion unanimously approved.

Thus, the budget was considered by the general membership of CCCA and the new budget has been approved.

6. Election of Board of Directors.

Position # 5 currently held by Paul Davis
is currently up for election. This position is a 3 year term.

Chris Ward opened the floor for nominations:

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Paul Davis (WC - 10) made a nomination that Chris Ray (WC – 9) be elected to this position.
Bob Baker (WC - 3) seconded this nomination.

There were no other nominations made.

Chris Ward than asked that we dispose of writing ballots, all present agreed.

Motion unanimously approved.

Chris Ray was elected to Position 5 for 3 years.

8. New Business.

Robbie Davis asked if there are plans to remove the dead tree in the island at the entry to CCCA. Chris Ward stated the tree would be removed and something else would need to be planted at a later date.

With no further business being presented to the board, Bob Baker (WC – 3) made a motion to close the meeting, Paul Davis seconded.

Motion to close the meeting was unanimously approved

Said meeting was closed by Chris Ward at 10:31 AM.

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