Cement Creek Condominium Association, Inc.
Board of Directors

Minutes of Meeting
September 29, 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
Charlie Zeiter
Chris Ray
Kurt Sorensen

Five directors present and thus a quorum established.

Also present was Jordan Stuckey employee of Red Oak.

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 (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 August 26, 2020

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

   Motion was unanimously approved.

3. Status and Reports on the Following Projects:

   Pond Deconstruction Project. Charlie Zeiter gave a brief update on the pond project. The pond concrete has been all broken up and the pond and ditch have been filled. Lacy Construction will start the construction of ditch on Wednesday, September 30, 2020 and hopes to finish the ditch by Friday, October 2, 2020.

   Charlie Zeiter presented that we need to have topsoil brought in to cover our property where the pond was and placed with Lacy's equipment. The cost to purchase the topsoil and place it, is $6,000.00

   Kurt Sorensen made a motion to approve the expense of the topsoil and placement and to transfer the $6,000.00 from the Reserve to pay for this Chris Ray seconded the motion

Motion was unanimously approved.

Teocalli License Agreement/New Easement for Elcho Ave. Chris Ward gave a review of the Teocalli License Agreement for the pond and ditch and explained that now that the pond and ditch have been removed and relocated onto the County Teocalli Road Easement, we need to void the Teocalli License agreement and get an Easement Agreement for the short section of Elcho Avenue, at our entrance (includes island).

Kurt Sorensen made a motion to have Mike O'Loughlin prepare said Easement and present to Gunnison County
Chris Ray seconded the motion.

Motion was unanimously approved.

Association Insurance, Crime and Fidelity. Jordan Stuckey presented that our current Association Insurance Policy does not cover Crime and Fidelity. Jordan explained the cover and the price estimate of $579.00 per year for this additional coverage.

Bob Baker made motion that we purchase this coverage
Kurt Sorensen seconded the motion

Motion was unanimously approved.

Parking. Charlie Zeiter gave a presentation on how management proposes handling the Parking Policy, now that we have 3 new additional CCCA parking places. Discussion occurred and questions regarding the location of spaces. Chris Ray made the recommendation that we add more parking where the old pond was. Bob Baker made mention that Waterfall Creek # 3, #10, & #12 still get their extra exterior space permit. All agreed with Bob.

Bob Baker made motion that management move forward and draft the changes to the Parking Policy
Kurt Sorensen seconded the motion

Motion was unanimously approved.

East River Roof/Chimney Repair. Jordan Stuckey presented that the contractor has repaired all the chimney's except the unit #7's. The contractor is preparing a report describing that the chimney needs extensive repair, but parts can no longer be ordered for this chimneys, do to age. When the contractor provides us with his final report, the Board will need to address how we want to handle this issue.
Waterfall Creek Chimney Repairs. Charlie Zeiter presented that the contractor has us all "dried" in and thus we have no leaks. The big snow storm that came through the valley on September 8 has required the contractor to repair other customers roofs, who are leaking. To date the contractor believes he can work on our job starting October 6, 2020, with approximately a week to complete the work.

Fall Projects. Chris Ward presented that we are trying some solar lights at the East River building as an inexpensive fix to the pole lights being out, do to the removal of the poles along the edge of the pond.

3. Request for Late Fees to be reimbursed.

Brian Armbrecht sent an email to Chris Ward requesting late fees and associated expenses be reimbursed to him after he did not pay dues for over 3 months during the Spring of 2020. His reasoning was he was not in Crested Butte during that time and COVID-19 was going on. Discussion occurred and to date Brian has one $50.00 late fee unpaid.

Kurt Sorensen made motion to credit Brian Armbrecht $50.00 in late fees.
Chris Ray seconded the motion.

Motion was unanimously approved.

At the same time it was presented that management, board members and neighboring association members have reported that Brian Armbrecht have three (3) dogs at their unit. Discussion occurred and it is definitely against CCCA's Pet Policy to have 3 pets at a unit in CCCA. Also, there pets in a multifamily unit is against the CBSPOA rules. Other issues of the dogs not being on leash and dog acting aggressively toward managements staff where discussed.

Kurt Sorensen made motion that Charlie Zeiter and Chris Ward have a verbal conversation with Brian Armbrecht and then follow up said verbal conversation with a written letter to Brian Armbrecht.
Chris Ray seconded the motion.

Motion was unanimously approved.

4. New Business.

Chris Ray asked how to deal with dogs, in units at CCCA. that are barking or being nuisance. Charlie Zeiter stated the first step is to call the manager.

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 7:00 PM, MST.