Cement Creek Condominium Association, Inc.
Board of Directors

Minutes of Meeting
February 6, 2020

The Board of Directors meeting was opened by Chris Ward at 9:00 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
Paul Davis
Kurt Sorensen

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 August 14, 2019

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

   Motion was unanimously approved.

3. Amendment to Bylaws.

   Mike O'Loughlin prepared an amendment to our Bylaws with regards to the fact that we have five board members on the board, not three. And he added language to match what CCIOA allows regarding actions without a meeting.

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

   Motion was unanimously approved.

4. Pond Deconstruction Project.

Chris Ward gave a quick review of where we are regarding the pond deconstruction project, bids to date for the work and the status of cost sharing agreement with CBSPOA, CCCA and Richard Albrittion. We have a meeting scheduled for February 27, 2020 and we hope to have the cost share agreement signed by then. Discussion also occurred regarding that CCCA will need to have a special assessment to their owners for this expense.

5. Red Oak Properties, LLC management agreement with CCCA.

Charlie Zeiter presented a draft of an updated management agreement. The changes presented are the new rates Red Oak Properties, LLC charges for their services. Red Oak also added an administrative rate for "non-association management". This is added to the agreement in case CCCA every needs to invoice a third party for Red Oak Properties, LLC work.

Paul Davis made motion to approve agreement as presented.
Bob Baker seconded said motion.

Motion was unanimously approved.
Charles Zeiter abstained from voting.

6. Current Business.

Charlie Zeiter gave a quick status of the snow budget for 2019 – 2020. So far we are about $600.00 under budget for snow removal.

The shop and shed remodel have been completed. The shop has a new overhead garage door and new heater. The sprinkler system has been re-plumbed around the shop and the exterior of the shop looks much better.

The East River shed roof was repaired and "re-roofed". All the support beams were also replaced. The shed roof now has a thicker metal on it and was "doubled" up to help prevent damage from ice and snow.

United Companies patched parts of Elcho Ave last Fall. At the time it looked nice, we'll have to wait until Spring to see how it held up.

7. 2020 Proposed Projects.

Repairs to the asphalt roads were discussed at length. It was determined that until the construction occurring around CCCA is complete, spending a lot of money on the roads would not be wise. Thus, in the Spring, CCCA will review the Fall patching United Companies did and request that service to be performed again.

The East River building needs a paint job. Red Oak Properties, LLC will work on getting bids to paint the siding and repair any wood trim that needs repair.

The Italian Creek Building needs some work done on the front of the building. It is being proposed that we remove the rock wans coat and replace with metal wans coat, similar to the shop. Red Oak Properties, LLC will work on obtaining bids for this work.

Charlie Zeiter presented that we have approximately $18,000 saved in the Reserve account for the game area landscaping. This should be enough to complete the fence and redo the sprinkler system along the edge of the game area between CCCA and Elcho Townhomes. Charlie will start to get bids for the fence. The board looked at one fencing contractor's website for ideas regarding the style of the wood fence. CCCA hopes to be working on this landscaping by early June so that the game area is in good shape for the summer season.

8. Cable TV and internet.

Charlie Zeiter presented that Red Oak Properties, LLC has been working with an IT company to look for better ways to provide internet, phone and tv. We are expecting a bid soon and the board will review when it comes in. Charlie also presented that the cable TV bill increased and that a new system might save the CCCA money in the future.

9. Waste Management Trash Service.

Charlie Zeiter presented that it is time to sign another contract with Waste Management for trash service. We should be getting a new contract within in a couple days. The current service is $242.00 per month. The new 3 year contract is expected to increase to $266.00 per month.

With no further business being presented,

Paul Davis made motion to end the meeting.
Kurt Sorensen seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 11:00 AM, MST.