Cement Creek Condo Association

Meeting of Board of Directors

Wednesday, February 16, 2022

Those Present

Jacob Dewey, Crested Yeti Property Management

Kurt Sorensen

Chris Ray

Robert Baker

Chris Ward

Perry Hopper

Chris Ward called the meeting to order at 4:35p.m. and confirmed there was a quorum with all Board members present.

Chris Ward asked if there were any revisions that needed to be made to the meeting minuets that were held on September 9, 2021. No comments were made. Chris Ward made a motion to approve the minutes of the meeting held on September 9, 2021. Kurt Hoy seconded the motion, and it was unanimously approved

Chris Ward asked Perry Hopper to give a general scope of the operations and financial status of CCCA.

Perry started with operations. He mentioned that the East River building lower roof had to get shoveled due to too much snow and ice. There was visible bowing of the wood thus making the decision to get it shoveled.

Kurt asked if there was anyway to get the 2 parking spots that are buried uncovered so that there is a total of 5 parking spaces available again. Perry said that Crested Yeti would work on that.

Kevin Hartigan was having water coming into his apartment and is living there full time. Perry stated that there might be some damage. Following this, the hose bib at East River need to be removed. There has already been 2 busted this year.

There is a down tree by unit 5 and branches are on the roof. The tree should be taken down in the summertime.

The grass was put down in the fall around the pond and should be healthy for the springtime.

The mail is an issue, especially for people mailing checks in to Crested Yeti or CCCA. There was a stack of 26 items dating back to October 2021 that had been misplaced by the mail service. Due to this Perry stated that he has been lenient with the late policy.

Chris Ward made a motion to waive late fees due to post office inconsistency. Chris Ray seconded the motion, and it was unanimously approved.

Perry continued to review financial standing for CCCA. They are operating very close to the budget right now. Perry stated:

$600 over budget in October

$1,400 under budget in November

$1,830 under budget in December

$3,359 over budget in January

For the whole fiscal year CCCA is operating at 695 dollars over budget. Chris Ward asked that the budget get put onto the financial documents in the future.

Chris Ward brought up a list of summer projects that should be on the radar.

1. Painting the Waterfall Creek garage doors
2. Plates around the shed need to be replaced
3. Italian Creek. Possibly replace the stone with metal because the stone is not in good shape
4. Spring road repair, patch the potholes
5. Stucco on East River is not looking good, and the fasteners are falling off
6. Decks on the front of Waterfall Creek building, some of the stringers are rotting out

Chris Ward talks about new business. We should look into insurance again and make sure that our insurance is on a policy for full rebuild cost.

Chris Ward adjures the meeting at 5:45 P.M. Kurt Hoy seconds and it is unanimously approved.

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Prepared by Jacob Dewey

Crested Yeti Property Management