RESOLUTION

OF THE BOARD OF MANAGERS

OF CEMENT CREEK CONDOMINIUMS ASSOCIATION, INC.

Adopting a Rule Concerning Electrical Usage in East River Garages

October 31, 2014

In accordance with the provisions of C.R.S. §7-128-202, the undersigned hereby Affirms that the Board of Managers of Cement Creek Condominiums Association, Inc. have voted to take the following action in lieu of a formal meeting of the board of managers of the corporation effective as of the date shown above:

WHEREAS, the Association Manager had previously advised the Board of Managers in early 2014 of unusually high electrical costs attributable to the common electric meter in the East River Building; and

WHEREAS, the Association Manager met with Crested Butte Electric to inspect the entire electrical systems of the East River Building, and learned from that review that the heaters (220 v) and the lights (110 v) for all nine garages in the East River Building were wired to one, common electric meter, which the Association has been paying as a common expense; and

WHEREAS, the garages in the East River Building are limited common elements reserved for the exclusive use of the owners of the units in the East River Building; and

WHEREAS, Section 22.4 of the Consolidated Condominium Declaration for Cement Creek Condominiums provides that each owner is obligated to pay all charges for separately metered utilities servicing such owner's unit, but if any utility is master metered to the Association, then such utility service shall be a part of the common elements; and

WHEREAS, the Board of Managers believes it is appropriate to adopt a reasonable rule to regulate electrical use in the East River Garages to prevent future excessive charges and expense to the members of the Association;

NOW THEREFOR, IT IS RESOLVED, the Association hereby adopts the following rules applicable to owners and occupants of units in the East River Building:

1. Association Management shall periodically check and monitor the wall heaters in the East River Building garages to keep garage temperatures during the winter months at 40 degrees fahrenheit or less. Owners shall cooperate with the Association Manager to achieve this goal.

2. Owners of East River Building units are hereby prohibited from using 110 v power in East River Garages for the following purposes:

A. To power any electrical heater or heating unit;
B. For any commercial use or purpose;
C. To power any light bulbs rated greater than 200 watts.

This Resolution shall supersede any action authorized with regard to East River Building Common Electric approved at the Board of Managers August 20, 2014 meeting.

Cement Creek Condominiums Association, Inc.

By: _____
Charlie Zeiter, Secretary