Cement Creek Condos

Board of Director Meeting Minutes

January 3rd, 2023

The Board of Directors Meeting was opened by Chris Ward at 4:35 pm MST. This meeting was held via ZOOM.

Jacob Dewey asked for a roll call of the Board present:

Chris Ward

Chris Ray

Kurt Sorensen

Bob Baker

Perry Hopper

Proof of Notice for Meeting

- Chris Ward stated that the notice and agenda for the meeting was sent out on December 23rd, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

Approval of Meeting Minutes

Fix the typo first line of second page.

- Chris Ward made a motion to approve the July 2022 meeting minutes.
- Kurt seconded by

Unanimously Approved

Managers' Report

Financial Report

- The association is in good financial standing.
- Operating Account: $51,871 (3.99x more than 12/31/2021)
- Reserve Account: $33,985 (1.7x more than 12/31/2021)
- Snow Account: 23,091 (2,000 less than 12/31/2021)
- Dave has been super busy on the bobcat since Christmas getting all the snow removed from the roads. The common area roads are looking presentable and clean enough
- Mountain Rain has been coming out when there is more than 3 inches of snow and shoveling the sidewalks. They also go around back and pull the snow away from the garages a couple feet so when Dave gets here, he can have the streets cleaned. We are

their first stop, so the shoveling gets done very early and we have to clean up in the afternoon. Ice chipping is happening by units 11-14 to help with the ice hump.

- East river roof and garages are going to be shoveled this week. Blue Dog home improvement (fully insured for snow removal on the roof) is going to be doing it.
- We had Royal Roofing come out and check out Kevin Hartigan's / Henry's roof because they were leaking. They think it is one of two things 1) there is no calking around the chimney/vent stack that is current. 2) the vent stack was not installed properly. They put some heavy duty calking around the base and said that this should help a lot. If it still leaks, then the vent stacks were probably installed incorrectly.
- We will need to update our CCIOA documents later this year (Mike needs to write them)

Old Business

- Potholes- Cold mix is back stock as of now. We can get some for the spring/summer and get the holes in the road patched over.

New Business

- East River Snow Removal Discussion
    - Two requests had been made by homeowners
        - Keep all the snow removed and cleared to concrete in front of units
        - Shoveling the ER Roofs after each storm
    - Look into snow fences for the East River Roof, get some quotes from roofing companies for instillation for above the doorways
    - Roof Rake when there is fresh snow
- Open Forum
    - Removing the big icicles more frequently

Adjournment of Meeting

- Chris Ward made a motion to adjourn the meeting
- Second by Chris Ray

Unanimously Approved

Meeting closed at 5:10PM MST