Cement Creek Condos

Board of Directors Meeting Minutes

September 5th, 2023

The Board of Directors was opened by Chris Ward at 5:30 pm MT.

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

Kurt Sorensen

Brenda Henery

Chris Ray

Perry Hopper

Proof of Notice for Meeting

- Chris Ward stated that the notice and agenda for the meeting was sent out on September 2nd, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

Financial Report

- The association is in good financial standing.
- Operating Account: $11,268
- Reserve Account: $44,007
- Looking back at 2022-2023 there was a major overage in snow removal due to the tremendous amount of snow that we got. Luckly there was enough in the operating account to cover this overage.
- Please note that I made a mistake with the budget that I sent out, and cell referenced the wrong cells under UTILITIES. The association will continue to put 15k into reserve instead to the 30k referenced in the budget. Dues have a very negligible change. The management company will send out an updated budget and dues packet to every after todays meeting.
- New Dues will be due on October 1, 2023, and please remember that all checks need to be made payable to Cement Creek Condos and are due on the first of each month, they are considered late if not received by the 10th.

Managers' Report

- Overall, most of the association looks to be in good physical standing around the grounds.
- Lots of work has been done to CCCA in the summer of 2023.
    - Major stucco repair on the Waterfall Creek Building
    - The front of East River stucco was replaced with Hardie Board
    - East River 9 stairs were replaced due to safety concerns.
    - Italian Creek was going to get new metal siding to replace the rock, but there were some problems. This will be discussed under new business.
- A roofing company came and did a screw and glue on the roof as part of an annual inspection on all buildings. We are awaiting a report that will discuss what is needed to keep our roof in good shape.
- Grounds are being maintained by Dave of Crested Yeti and Ignacio mows the laws every Saturday. However, Dave is leaving us to run a family business. We are being joined by John Rellos.
- Crested Yeti is working with United Companies to get cold patch for the road to patch the potholes.
- The railing around the hot tub deck was stained by a painting company this year as it was looking bad and starting to peal. The board and management company thought it would be a good idea to stain it and preserve the wood.
- The management company is talking closely with contractors to update the 5yr capital reserve plan. It will be sent to the association when it is completed.

Bob makes a motion to accept the budget.

Chris ray seconds

Unanimously approved.

New Business

- Chris Ward wanted to have it reflected in the meeting minutes, that they approved the new CCIOA documents. This was done under a board action. They are posted on the Crested Yeti Website

Snow Rail Discussion

- Royal Roofing came out and did a screw and glue on all three buildings.
    - Chris Ward and Jacob Dewey met with Scott King and discussed putting up roof fences on the Teocalli side of East River. He suggested putting one 20-foot rail on the upper roof and lower roof above each unit.
    - 7,000 dollars to install.

Chris Ward made a motion to approve the bid from Royal Roofing for the snow fences.

Kurt Sorensen seconded the motion.

Unanimously Approved

Chimney Discussion

- Over the years members have removed chimneys.
    - Association is responsible for the chimney above the sheet rock and into the roof.
    - The roofer gave us a quote on lofted units costing 1,000 dollars per chimney.
    - The board is not forcing anyone to remove chimneys but wanted to have an idea of what financial obligation would be incurred.

Plowing Sidewalk Discussion

- The board made the choice to not plow the rock sidewalk that winds along the front of waterfall creek.

Maintenance Discussion

- Cold patch will get done this fall.
- Someone backed into the stucco wall between ER 8 and 9 garage.
    - Get a stucco guy in to fix the damage before the winter.
- Lights at East River work ½ the time and look a little rough.
    - Look into getting some solar exterior lights that have a timer to wire into the current poles.

East River Parking

- Brenda expressed wanting to have assigned parking at East River
    - The board will do more investigation on how equitable this would be.

Italian Creek Discussion

- B & H construction said that they could do it for 100k but never provided a bid, contract, or timeline.
- Geoff Bleasdale GC
    - His proposal is having a pre-construction agreement between his company and the association.
    - He is asking for a 20,000-dollar deposit for his time to collect bids, and the rest of the money will be rolled into a retainer.

Chis Ward made a motion to we ask Geoff for a pre-construction agreement and references, and we agreed the $20,000 can be paid and put in escrow, once we receive AND approve the bid and pre-construction agreement.

Kurt Sorensen seconds the motion.

Unanimously Approved

Board Positions

Chris Ward – President

Brenda Henery – At Large

Perry Hopper – Secretary

Chris Ray – Treasurer

Kurt Sorensen – Vice President

Perry Hopper made a motion to have Kurt be VP.

Brenda seconds the motion.

Unanimously Approved

Adjournment of Meeting

- Kurt Sorensen made a motion to adjourn the meeting.
- Second by Brenda Henery

Unanimously Approved

Meeting closed at 6:40 PM MT