Cement Creek Condominiums Association, Inc.

Board of Directors Meeting Minutes

September 23rd, 2024

The Board of Director's meeting was opened by Bill Gavenas of Crested Yeti Property Management at 5:10 pm MST. This meeting was held via ZOOM.

Bill Gavenas asked for a roll call of the board and guests present. Quorum is established.

Chris Ward (CW) – BoD President

Chris Ray (CR) – Board member

Kurt Sorensen (KS) – Board member

Brenda Henry (BH) – Board member – resigning post

Ryan Abbott (RA) - Board member to replace outgoing Brenda Henry

Perry Hopper (PH) – Board Secretary

Bill Gavenas (BG) – Crested Yeti Property Management

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on September 9th, 2024. The meeting was properly noticed.

New Business

1. **Board Member Replacement**

- Brenda Henry is stepping down from her board position midterm due to moving from the HOA. Ryan Abbot has been proposed as her replacement. The Board has interviewed Ryan and approves of the replacement.

Motion 1 – Motion made to nominate Ryan Abbot as the replacement for Brenda to the board of directors. Chris Ray supported the motion. *This was seconded by Kurt Sorensen and approved by all.*

2. **2025 Budget – Review and acceptance of updated terms from Property Manager Crested Yeti**

- Perry Hopper (PH), representing Crested Yeti, reviewed the changes to the CY contract fees for the coming budget year.

Motion 2 – Motion made to accept the terms and conditions and new price list from Crested Yeti for the fiscal year 2024/2025 forward. Chris Ray Ward supported the motion. *This was seconded by Kurt Sorensen Chris Ray and approved by all.*

3. **Projects / Capital Improvement Items**

- Italian Creek discussion/update by Chris Ward. Still on track to finish on time and within budget. Landscaping issue – needs to be changed around the perimeter of the east side, specifically the slope away from the building and the walkway removal. Also it was decided to let the west side, where the fence was removed to go wildflower, natural after the repair work.
    - **Action**: BG to get a quote from Drake to do the landscaping work as this is only currently only estimated as part of the loan amount.
- Discussion on crawl spaces at East River and Waterfall Creek. During informal testing of some of the crawl spaces, elevated levels of radon have been detected (above 4, less than 8, which is assumed to be an acceptable range.)
    - **Action**: CY to contact Bart Laemell at B2Sciences on recommendations for radon testing companies.
- Bears are active in the area and the trash should be secured.
    - **Action**: CY to add signage to both dumpsters to ensure that users lock and secure the latches.

4. **Pet Policy**

Chris Ray has prepared a draft of a revised pet policy to the existing board members. It may be outdated by today's needs and current situation. Board members to review and address at the next board meeting. Consensus from board members is that Owners, LTRs, guests of owners, in general should be able to have pets on equal terms. Maybe restrictions for STRs.

Adjournment of Meeting

- CW made a motion to adjourn the meeting.
- Second by KS and unanimously Approved.

Meeting closed at 6:07 PM MST