DEC 4 2024

Notice of Board Action that the board may take action without a meeting - Italian Creek

On Dec 4, 2024, at 4:18 PM, Chris Ward <caward901@gmail.com> wrote:

CCCA Board of Directors,
With Chris Ray's, Ryan's, and Kurt's positive response to these two items, I suggest that the Board consider approval without having a meeting. As stated below, if a board member wishes to have a meeting, we can schedule a Zoom meeting in a few days.
I response to Kurt's questions:

a. Total Spent to date: $339,000 Drake Construction + $975 Bart Laemmel (Building Inspector) = $339,975
b. Interim interest for Nov and Dec: $1790 per month. It is proposed these two months of interest be added to the loan amount otherwise January 2025 dues will be very high with two months of interest and the new loan payment.
c. If Board approves the following proposed actions, the total loan amount will be about $346,055 ($339,975 + 2,500 + $1,790 + $1,790). We were authorized for $355,000.

Bill is working with the bank to confirm the final amount and terms. He is also determining when and how any owner prepays can be made.
If you have any questions, please contact Bill or me.
Chris Ward

Notice of Board action that the board may take action without a meeting per Colorado Law if a, b, c & d are included in Notice(*see* C.R.S. 7-128-202(1)):
If any Board member wishes a formal meeting to consider this item, please notify me or Perry in writing (email) by 6pm MT Friday December 6, 2024.

a. The action to be taken.

1. Approve the expenditure of approximately $2500 to be funded by the Italian Creek Loan to:

a. Replace damaged roof section with new metal section
b. Sealing up the existing venting from the crawlspace (there were 6) and installing a forced fan to ventilate per Bart's recommendation.. This will prevent any snow/moisture from entering the buildings via the venting.

2. Approve adding the interim Nov and Dec

A "Yea" approves the actions and "Nay" disapproves the actions.

(b) The time by which a director must respond.

All responses must be received via email by 6pm MT Friday December 6, 2024. Please send responses (yea, nay, abstain or request a formal meeting) to Board Secretary Perry Hopper. Copying all Board members if you wish.

(c) That failure to respond by the time stated in the notice will have the same effect as abstaining in writing by the time stated in the notice and failing to demand in writing by the time stated in the notice that action not be taken without a meeting;

(d) Any other matters CCCA determines to include.

No other matters are being considered.

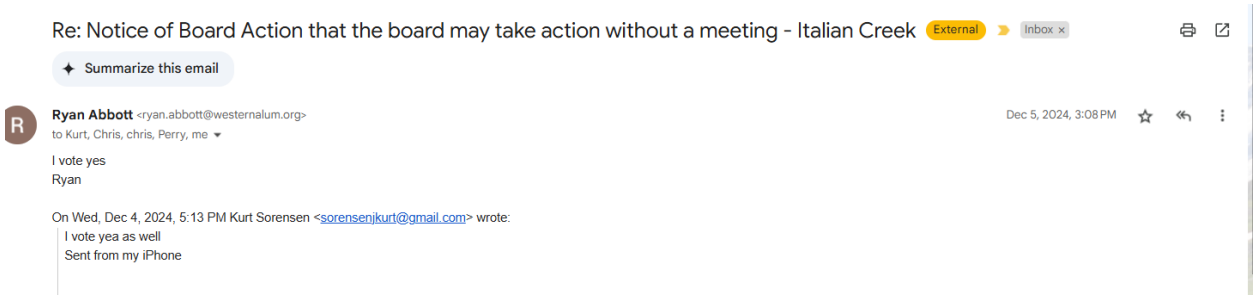
Action is properly taken under this section only if, at the end of the time stated in the notice:

(a) The affirmative votes in writing for such action received by CCCA equal or exceed the minimum number of votes that would be necessary to take such action at a meeting at which all of the directors then in office were present and voted; and

(b) CCCA has not received a written demand by a director that such action not be taken without a meeting.

Please contact me with any questions.

Sincerely,
Chris Ward
CCCA President



Re: Notice of Board Action that the board may take action without a meeting - Italian Creek External Inbox ×

Summarize this email

Perry Hopper <hop@crestedyeti.com>
to chris, Chris, Kurt, ryan.abbott@westernalum.org, me

Thu, Dec 5, 2024, 12:43 AM

I'm yes.

Re: Notice of Board Action that the board may take action without a meeting - Italian Creek External Inbox ×

Summarize this email

chris mountainbikersmecca.com <chris@mountainbikersmecca.com>
to caward901@gmail.com, Kurt, ryan.abbott@westernalum.org, Perry, me

Thu, Dec 5, 2024, 12:24 AM

Yea - to approval without meeting.
Chris R
Sent from my iPad

RE: Notice of Board Action that the board may take action without a meeting - Italian Creek External Inbox ×

Summarize this email

Chris Ward <caward901@gmail.com>
to chris, Kurt, ryan.abbott, Perry, me

Thu, Dec 5, 2024, 12:24 AM

I vote Yea for both actions.

Chris Ward