Cement Creek Condominiums Association, Inc.

Board of Directors Meeting Minutes

August 7th, 2025

The Board of Director's meeting was opened by Scott Hetherington of Crested Yeti Property Management at 5:04 pm MDT. This meeting was held via ZOOM.

Scott Hetherington 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

Perry Hopper (PH) – Board Secretary

Scott Hetherington (SH) – Crested Yeti Property Management

Proof of Notice for Meeting

- Scott Hetherington stated that the notice and agenda for the meeting was sent out on July 25th, 2025. The meeting was properly noticed.

New Business

1. **Proposed Budget for 2025-2026**

- There were several questions regarding the budget and line items, such as Additional Assessments, HOA Loan payments, pet fees, lease of the game area, and insurance.
- Some board members expressed a desire to see more detailed reporting regarding past year's budget versus actuals.
- The board raised questions about the CBOC hold on accounts related to the loan taken in May of 2025. There are approximately $36k in holds when the loan documents clearly state the hold should be approx.. $21k. The board wanted to know more about unencumbered funds. CY agreed to take this as a task.
- Crested Yeti agreed to take another look at the proposed budget and schedule a follow up meeting to review with the board.

2. **Pet Fees**

- It was stated that we have not been enforcing pet fees regularly and that this would be corrected in the next budget year with fees being collected from all owners having pets.
- Pet fees for the 2024-2025 budget year were all assessed in July of 2025, and therefore were not showing correctly on the past year's actuals.

3. **Radon Mitigation Project**

- Scott Hetherington notified the board that Valley Restoration planned to begin the work on this project on August 11. No more information was known about the detailed project plan from the vendor.
- There was a desire to paint any exposed piping to color match the buildings. CY agreed to discuss this with the vendor.
- The board expressed a desire to have detailed reporting on this project, including how much was spent versus what has been collected to date. CY agreed it would attempt to provide.

4. **AoB**

- ER9 deck needs repair. CY reported that contractor Chris Coady was planning to address this work in October.
- There is an issue with galvanized steel hangers being used on copper piping. This is causing oxidation and the copper pipes will fail at some point if it is not address. CY agreed to have an inspector look at the damage and recommend a solution to present to the board.
- Several exterior electrical outlets need attention. CY agreed to have an electrician assess and repair. Any larger than anticipated costs would be brought to the board for approval.
- Chris Ray reported there is a sprinkler aimed at his window and CY agreed to log a maintenance item so that the issue could be resolved quickly.

Adjournment of Meeting

- **The board and CY agreed to hold a follow-up meeting in a week, on August 14th to discuss budget items and any additional follow up.**
- CW made a motion to adjourn the meeting.
- Second by PH and unanimously Approved.

Meeting closed at 6:13 PM MST