Cement Creek Condominiums Association, Inc.
Annual General Meeting, September 18, 2025, 6 PM

The Board of Director's meeting was opened by Perry Hopper of Crested Yeti Property Management at 6:00 PM MDT. This meeting was held via ZOOM, and in person.

Perry Hopper 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
Ryan Abbot (RA) – Board Member

Proof of Notice for Meeting
- Perry Hopper stated that the notice and agenda for the meeting was sent out on August 1, 2025. The meeting was properly noticed. No proxies provided.

New Business
1. Proposed Budget for 2025-2026
- There was a brief discussion regarding the new budget. It was sent out to all owners prior to the meeting, so all were familiar with it.
- There was a vote on the new budget, it did pass.
- Pet Policy was discussed, Chris Ray has been handling this. Owner of Unit 10 requested that renters should be allowed to have pets.
- Chris Ray will follow up after the meeting with a new pet policy.
- Chris Ray's position on the board is up, no new nominations were offered, Chris Ray was re-elected to a three year term.
- The plumbing issues under Waterfall Creek Building were discussed, Crested Yeti is reaching out to plumbers to have them fix the items noted in Bart Loemmel's report. Beginning with the steel hangers on copper pipes, and the shut off valves not working correctly. The shut off valve outside of WC4 is working. The shut off valve outside of WC10 is locked and not operational. The shut off valve out side WC14 is under the road pavement.
- A recap of the radon mitigation project was discussed. Further testing to be done to see if the radon levels are coming down.
- The situation with the metering of water lines by the Metro District was discussed. Not all lines have meters yet. Waterfall Creek and East River need to be metered still. Meters cannot be installed until the water shut off issue is fixed. The Metro district wants CCCA to pay for installing the meters, CCCA is opposed to this.
- The complex sprinklers were discussed. They are in poor shape and require much upkeep each year. The entire sprinkler system needs to be replaced. But the HOA will not consider replacing the sprinkler system until we know how much it will cost us to water. If the cost to water is prohibitive in the future after the water meters are installed, the plan will be to spend money on xeriscaping. Will not make that decision for at least one year.

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

Meeting closed at 7:16 PM MST