Cement Creek Condominium Association

Meeting Minutes

Thursday, August 6, 3:30 PM

3:30 PM

The board meeting was opened by the president Chris Ward at 3:32 PM. Meeting was a hybrid meeting, in-person and Zoom. The in-person was at Chris Ward's unit.

Roll Call, all five board members were present, Chris Ward, Kurt Sorenson, Chris Ray, Perry Hopper, Ryan Abbot. Ryan abbot was on Zoom, all else were present in person.

The meeting was noticed in the office, 8/3/26.

New Business:

1) Review the first pass of the 2026-2027 Annual Budget. The budget was voted on and unanimously approved, with dues staying the same on a year over year basis.
2) Items discussed after the approval of the budget were:
    a. The unexpected plumbing issues under Waterfall Creek in the fall of 2025, and how that stopped us from moving $$ from the reserve fund to the Snow Fund.
    b. Three projects for CY to get bids on
        i. Painting front doors at WC and ER

ii. Painting garage doors at WC and ER
iii. Staining the decks on ER, and replacing loose screws on deck boards

c. Should we meet every quarter? Decision was to meet three times per year, every four months.
d. PH should call the Metro District and see if their street sweeper is working. They had agreed to use it on CCCA twice annually. It was down for a while earlier this year.
e. The light on the back of JV5 by the garage is on all the time.
f. Need carabiners for the trash dumpsters
g. We would like to put gravel beneath the dumpster by ER because it becomes a mud puddle in the spring.
h. CY to buy & install new sprinkler boxes in WC, ER, & IC. Should get the kind that allow for remoting in via cell phone, so after the cell tower is built in CB South we can remote in.
i. CY to ask Mtn Rain if they can shovel the paths at WC going from the front doors to the road on the grass, not on the concrete. Reason is the concrete becomes icy, whereas the grass would not be as icy.
j. Two board positions are coming up for renewal, Chris Ward and Ryan Abbott. Both expressed a willingness to continue in their current capacity.
k. Chris Ward is out of the country from August 23 to September 7.
l. Ryan Abbot is out of the country from 8/7/26 to 8/24/26.

3) Adjourned the meeting at 4:25 PM.