

Red Cliffs Condominium Owner Association
1512 Grand Ave Suite 109
Glenwood Springs, CO 81601
(970) 945-7266 | Fax (970) 945-7281
(Email) crystalpropertymgmt@gmail.com
(Website) <http://www.crystalproperty.com>

BOARD OF MANAGERS MEETING

Meeting Date:

September 21, 2009 @ 7:00 P.M.

Meeting Location:

Red Cliff Condos
3900 Old Lodge Road #B5
Glenwood Springs, CO 81601

Board Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Rebecca Rosenberg – Board
Al Scholz – Board
Melissa Goodman – Board

Others Present:

Kathryn Kennedy-Schmidt – Homeowner
Sarah Windholz – Crystal Property Management (CPM)

The Red Cliff Board of Managers Meeting was held September 21, 2009 at 3900 Old Lodge Road #B5, Glenwood Springs, CO 81601. The President, Jean McCorkle, called the meeting to order at 7:07 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the August 17, 2009 Board of Manager Meeting Minutes. Rebecca Rosenberg made a motion to approve the minutes. Ruth Edmonds seconded the motion. The motion passed unanimously.

Review and Approve Current Financial Reports

- The Board reviewed the August Financial Reports. A motion was made by Ruth Edmonds to approve the financials. Al Scholz seconded the motion. The motion passed unanimously.

Old Business

- GMCO Chip & Seal Project
 - GMCO has completed the Chip & Seal Project
 - GMCO will be returning within the month to remove the excess gravel
- Pool/Hot Tub Area & Restroom Cleaning

- After further discussion, the Board agreed that the pool/hot tub area will be cleaned on an as needed basis. The Board will let CPM know when a vendor needs to be sent out to clean.
- Decks Needing Painted
 - The Board discussed the current status of the decks that have not yet been painted.
 - The Board determined that due to lack of participation by homeowners, the Board would postpone fines until next year.

New Business

- Newsletter
 - The Board reviewed the draft version of the October Newsletter and provided edits. The newsletter will be mailed out with the 4th quarter statements.
- Snowplowing Vendor
 - The Board reviewed bids for three (3) vendors.
 - The Board selected Becvarik Brothers Concrete Inc.
- Roof Repair
 - During removal of a tree it was discovered by the vendor that the tree had been rubbing on the roof at 3800 Old Lodge Road Building A and needed repair.
 - Crystal Property Management obtained a bid from Bost Roofing for \$135. The Board reviewed the bid. Al Scholz made a motion to approve the bid. Rebecca Rosenberg seconded the motion. The motion passed unanimously.
- Gutter Repair
 - A homeowner contacted the Board and asked for the gutter above 1300 Mt. Sopris Drive Unit B2 to be repaired.
 - The Board discussed the request and determined that this is a homeowner's responsibility to maintain the gutters. Crystal Property Management will follow up with a letter to the homeowner.
- Rules & Regulations
 - Jean McCorkle provided initial thoughts on modifications that need to be made to the Red Cliff Condos Rules & Regulations.
 - The Board will review the Rules & Regulations and discuss at a future Board Meeting.
- Painting Buildings & Steps
 - The Board discussed the need to purchase a paint sprayer to allow for homeowners to volunteer to paint steps and buildings.
 - Jean McCorkle volunteered to purchase the paint sprayer. Ruth made a motion to allow Jean McCorkle to purchase the paint sprayer for \$150-\$200. Melissa Goodman seconded the motion. The vote passed unanimously.
- Sprinkler System
 - Crystal Property Management communicated that the sprinkler system will be blown out the end of September or first week in October.

With no other business, the meeting was adjourned at 8:32 P.M.

Respectfully,

Sarah Windholz
Crystal Property Management