

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

January 18, 2011 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B5

Board Present:

Jean McCorkle – Board
Katie Schmidt – Board
Rebecca Rosenberg – Board

Others Present:

Al Scholz – Resident
Harold Pressley - Resident
Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held on January 18, 2011 at the Red Cliff Condos unit 3900 B5. The President, Jean McCorkle, called the meeting to order at 7:05 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the December 2010 Meeting Minutes. Ruth Edmonds had made several grammatical corrections via email which were agreed to be changed. A motion was made to approve the minutes. The motion was seconded and approved.

Review and Approve Current Financial Reports

- The Board reviewed the year end 2010 Financial Reports. A motion was made to approve the financials. The motion was seconded and approved.

Fines and Warnings

- Justin Windholz presented the inspection report which was reviewed.

Old Business

- Bats
 - Crystal Property reported that the bat houses were installed and the holes were patched. There have been no recent problems with bats but if any arise they will be addressed at that time.
- Gutter Installation
 - Crystal Property reported that the gutters are in the process of being installed and should be completed by the end of the week. There were several

concerns about the installation including how the gutters are aligned, the quality of their clean-up, and how/ where they were draining. Justin Windholz agreed to set up a meeting with the vendor and any Board members to discuss these issues and inspect the work.

- Covenant Re-Write
 - The Board discussed the project to re-write the covenants. Karl Hanlon from Karp Neu Hanlon was not able to attend the Board meeting so it was agreed that a meeting would be set to discuss the project. Justin Windholz agreed to coordinate the meeting time and date.

New Business

- Carbon Monoxide
 - It was noted that a flyer was put on all doors at the Association explaining that vehicles parked in the carports are not allowed to run in the morning for extended periods of time due to the risk of carbon monoxide coming into the units via the furnaces that are in the carport storage.
- Misc Maintenance
 - Jean McCorkle requested that Sanctuary Landscaping purchase a bulk quantity of salt for the Association which could be used to refill the individual buckets.
 - Jean McCorkle noted that there was a light out near the 3900B bike shelter. Justin Windholz agreed to contact Sanctuary Landscaping to get the bulb replaced.

With no other business, the meeting was adjourned at 7:45 P.M.

Respectfully,

Justin Windholz
Crystal Property Management