

Red Cliffs Condominium Owner Association  
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### 2013 Annual Meeting

#### **Meeting Date:**

November 18, 2013 7:00 P.M.

#### **Meeting Location:**

Glenwood Springs Community Center  
Glenwood Springs, CO 81601

#### **Board Present:**

Jean McCorkle – Board  
Katie Sansone – Board  
Julia Lang – Board  
Kevan Brady – Board  
Suzy Mallory - Board

#### **Others Present:**

Owners in attendance and proxies on file  
Justin Windholz – Crystal Property Management (CPM)

The Red Cliff Condo Association 2013 Annual Meeting was held on November 18, 2013 at 100 Wulfsohn Rd Glenwood Springs, CO 81601. The meeting was called to order at 7:00 P.M. A quorum of the membership was established.

#### **Review and Approve Meeting Minutes**

- The Board reviewed the 2012 Annual Meeting Minutes. A motion was made to approve the minutes. The motion was seconded and approved.

#### **Review and Approve Current Financial Reports**

- The Board reviewed the Financial Reports through the end of October 2012. A motion was made to approve the financials. The motion was seconded and approved.

#### **New Business**

- 2014 Budget
  - The Board discussed the 2014 Budget. In preparation for the Annual Meeting a draft budget had been sent out to all owners which showed that the assessments would be increasing slightly for all units. The majority of the votes received were in favor of adopting the budget.
- 2014 Board of Directors

- All members voted on the 2014 Board of Directors. The 2014 Board of Directors will be Jean McCorkle, Kevan Brady, Suzy Mallory, Julia Lang, Kathryn Sansone and Rebecca Rosenberg.

#### **Owner Concerns**

- Owners had concerns about the increase in dues over the past years in addition to the special assessments that have been issued recently. The Board explained that they are trying to keep the property looking good and catching up on deferred maintenance. The utility rates have increased over the past years and the installation of heat tape throughout the property has also increased the electric expenses. Most other costs have remained the same but the Board believes that more maintenance work needs to be done throughout the property to protect everyone's investment and keep property values at a high level.
- Owners had concerns about the hot tub and pool maintenance. Justin Windholz explained that throughout the summer there were a variety of maintenance issues that arose with the hot tub being the wrong temperature. The Board advised that they will consider looking for different vendors to maintain the pool and hot tub equipment if issues continue to arise.
- The Board discussed the on-going deck replacement project. The project continues to have problems due to the lack of as-built designs at the property. Patillo engineering has been retained to design the scope of services required to sure up the deck integrity. The Board explained the ideas that they have discussed with the engineer. Kathryn Sansone advised that her husband Jeff would like to work with the engineer on the project and expressed concerns that Jeff has had with the project. A meeting will be coordinated with Jeff, Kevan Brady and the engineer to review the project.
- Owners had concerns about a recent sewer back-up at the property. It was suggested that a Russian Olive tree be removed from the property near a sewer line which has roots that could be the cause of the problem. The Board agreed to review the suggestion.

With no other business, the meeting was adjourned at 8:45 P.M.

Respectfully,

Justin Windholz  
Crystal Property Management