

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

January 17, 2012 7:00 P.M.

Meeting Location:

3900 Old Lodge Road B4

Board Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Julia Lang – Board
Harry Pressley – Owner
Rosemary Prince – Owner

A Red Cliff Board of Managers Meeting was held on January 17, 2012 at 3800 Old Lodge Rd B4. The President, Jean McCorkle, called the meeting to order at 7:03 P.M. A quorum of the Board was established.

New Business

- Meeting Minutes
 - The Board reviewed the meeting minutes of the November 2011 Board Meeting and 2011 Annual Meeting. It was agreed that the minutes would be approved at a future meeting.
- Financial Reports
 - The Board reviewed the financial reports from December 2011. There was a question as to why a negative number was represented in the income. Jean McCorkle agreed to discuss the issue with Crystal Property.
- Covenant Violations
 - The Board reviewed the covenant violation report given by Crystal Property. It was noted that several new infractions should be added to the sheet as letters be sent to the owners of the units. Violations include improper cigarette butt disposal, pet food being left out on the staircase, pets off leashes, noise at a unit, failure to provide tenant information and improperly parked vehicle. Crystal Property will be advised of the violations and take appropriate measures.
- Old Business
 - The Board discussed several pending projects at the complex including repairs to the handrail near 3900B, a gutter above the outgoing mailbox, an engineering bid for the deck repairs. Jean McCorkle advised she would

discuss these issues as well as appropriate time frames and follow up protocol for future maintenance issues with Crystal Property.

- New Business
 - The Board discussed the drywall repairs that were due to a leaking roof. The Board reviewed bids provided for the drywall repair and roof repairs. After review a motion was made to approve the bids submitted by Mr. Vac to repair the drywall and Bost Roofing to repair the roof. The motion was seconded and approved. The Board also requested for additional detail to be provided in regards to what the unit owner responsibility will be and what the unit owner responsibility will be. The Board also asked that the roofing company inspect the other roofs to ensure this problem does not exist elsewhere. Crystal Property will relay all of the above information to the appropriate parties.
 - The Board discussed bids submitted for repairs to the vertical slats of the stairwells throughout the complex. After discussion, it was agreed that the vendors should provide bids with alternatives to replacing all the vertical slats. Crystal Property will be instructed to coordinate the requests
 - The Board reviewed a bid submitted for painting at the complex. The Board had questions about the bid and requested additional bids for pricing comparisons. The original bid has stated the south side of each building. The intention is to paint the worst side of each building. Additional bids will be provided at the February meeting.

With no other business, the meeting was adjourned at 8:30 P.M.

Respectfully,

Jean McCorkle