

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

September 20, 2010 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B8

Board Present:

Jean McCorkle – Board
Al Scholz – Board
Ruth Edmonds – Board
Julia Lang – Board
Rebecca Rosenberg – Board

Others Present:

Katie Schmidt – Homeowners
Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held September 20, 2010 at the Red Cliff Condos unit 3900 B4. The President, Jean McCorkle, called the meeting to order at 7:00 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the August 16, 2010 Board of Manager Meeting Minutes. A motion was made to approve the minutes with one grammatical correction. The motion was seconded and approved.

Review and Approve Current Financial Reports

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

Fines and Warnings

- Justin Windholz reported that there were no violations to report. It was noted that the Board would like to become more vigilant with move in / move out fees. Justin explained that Crystal Property is not made aware of when tenants move in and out.

Old Business

- Pool
 - The Board discussed the possibility of rekeying the pool in the spring. This issue will be discussed in the future.

New Business

- 2010 Annual Meeting
 - The Board agreed that the Annual Meeting would be held on November 15, 2010. Notices will be mailed to all owners in advance of this meeting date.
- 2011 Annual Budget
 - Justin Windholz advised that Crystal Property is still working to collect additional bids for some of the services. Once the budget is finalized it will be sent to Ruth Edmonds and Arnold Davis for review.
- Bat Houses
 - The Board discussed the bat issue at the complex. After discussion it was agreed that Jean McCorkle would research bat houses and recommend which ones would be purchased. They will then be installed on the south facing side of the chimney chase.
- Dryer Vent Cleaning
 - The Board discussed the issue of dryer vents which are in need of maintenance. The Board agreed that all upper units need to have their dryer vents inspected from the interior to ensure they are in working order.
- Board Member Responsibilities
 - The Board discussed several recent actions at the complex and how they need to be handled in the future. It was agreed that covenant violations need to be reported to Crystal Property Management.

With no other business, the meeting was adjourned at 8:20 P.M.

Respectfully,

Justin Windholz
Crystal Property Management