

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

February 15, 2011 @ 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B5

Board Present:

Jean McCorkle – Board
Rebecca Rosenberg – Board
Julia Lang – Board

Others Present:

Alane Locastro – Homeowner
Harry Pressley – Homeowner
Margo Dunn – Homeowner
Sarah Windholz – Crystal Property Management (CPM)

The Red Cliff Board of Managers Meeting was held February 15, 2011 at the Red Cliff Condos unit 3900 B5. The President, Jean McCorkle, called the meeting to order at 7:11 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the January 18, 2011 Board of Manager Meeting Minutes. Rebecca Rosenberg made a motion to approve the minutes. Julia Lang seconded the motion. The motion passed unanimously.

Review and Approve Current Financial Reports

- The Board reviewed the January Financial Reports. A motion was made by Julia Lang to approve the financials. Rebecca Rosenberg seconded the motion. The motion passed unanimously.

Fines & Warnings, Inspection Report

- The Board reviewed and discussed the current fines and warnings, inspection report.

Old Business

- Gutters/Heat Tape
 - The project of installing gutters was completed. Homeowners present as well as the Board discussed a few areas where the drainage of the gutters needs

to be modified. The Board directed Crystal Property Management to set up time with the vendor to discuss re-routing the drainage where the gutter was draining directly onto a sidewalk or parking area.

- Covenant Re-Write
 - Crystal Property Management provided an agreement from the law firm hired, Karp Neu Hanlon, to re-write the covenants. The President of the Board would review the agreement and provided the signed original to the law firm directly to Karl Hanlon.
- Window Replacement
 - A homeowner present asked the Board what the process is to have their windows replaced. The Board communicated that the homeowner needs to aesthetically match the windows of the complex. The Board asked that the homeowner bring the final design/window information to the Board for review and approval prior to the purchase and installation of the windows.
- Maintenance Repairs
 - A homeowner reported that damage had been done to the mailboxes. CPM hired a vendor to fix this issue.
 - A homeowner reported that a light was out in a few carports. CPM has scheduled a vendor to fix the light issues reported.
 - The Board requested that a vendor be used to mitigate the ice in the parking lots due to the drainage of the gutters.

New Business

- Letter to the City
 - A homeowner not present had communicated prior to the meeting that there is a concern that the City of Glenwood Springs is using the Red Cliff Condominium's off street parking to store snow. The Board asked that Crystal Property Management draft a letter to the City asking that they no longer use this space for storage but instead plow this area.

With no other business, the meeting was adjourned at 7:59 p.m.

Respectfully,

Sarah Windholz
Crystal Property Management