

Red Cliffs Condominium Owner Association
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2016 Annual Meeting

Meeting Date:

January 23, 2017 7:00 P.M.

Meeting Location:

CPM Offices – 1512 Grand Ave
Glenwood Springs, CO 81601

Board Present:

Julia Lang – Board
Jean McCorkle – Board
Suzy Mallory – Board

Others Present:

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

The Red Cliff Condo Association 2016 Annual Meeting was held on January 23, 2017 at 1512 Grand Ave #109 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 2015 Annual Meeting Minutes. A motion was made to approve the minutes with one correction to an address. The motion was seconded and approved.

Review and Approve Current Financial Reports

- The Board reviewed the Financial Reports through December 31, 2016. A motion was made to approve the financials. The motion was seconded and approved.

New Business

- 2017 Budget
 - The Board discussed the 2017 Budget. The Board of Directors already approved the budget at a previous Board Meeting. The majority of votes were in favor of it as well therefore it was ratified. The monthly dues will remain at their existing level for 2017.
- 2017 Board of Directors
 - All members voted on the 2017 Board of Directors. The 2016 Board of Directors will be Jean McCorkle, Noreen Ward, Suzy Mallory, Julia Lang and Rebecca Rosenberg.

Old Business

- The Board discussed the recently completed deck project. The deck work is complete pending a small punch list of items. The Board expects the punch list to be completed in the near future and then final payment will be issued.

Owner Concerns

- One owner asked that LED light bulbs be used around the property to help save money on electric and light bulb replacement.
- One owner had questions in regards to the future of the RV lot. In 2015, the Board sent a ballot to all owners asking if it should remain and be repaired or removed and replaced with a grass area. The results of the ballot were split nearly 50/50. No action was taken as the majority of the Associations resources was devoted to the deck project. The owners in attendance noted that they believed the RV lot should remain and be repaired. The Board advised they would discuss this in 2017.
- One owner asked about the future of the tennis court. The Board advised that they have discussed that as well. The owners in attendance thought that it should be replaced with a play ground or horseshoe / bocce ball area. The Board agreed to discuss this as well.
- One owner asked for additional trash cans to be placed around the property so that dog waste could be more easily disposed of. The Board agreed to discuss this request.
- One owner asked that the Board consider using a higher yield savings account to collect more interest income. The Board agreed to review this request.

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

Respectfully,

Justin Windholz
Crystal Property Management