

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

May 18, 2009 @ 7:00 P.M.

Meeting Location:

Red Cliff Condos
3900 Old Lodge Road B5
Glenwood Springs, CO 81601

Present:

Jean McCorkle – Board
Rebecca Rosenberg – Board
Nathan Tower - Board
Janice Barker – Board
Al Scholz – Board
April Walker - Board

Others Present:

Pat Davies – Homeowner
Sarah Windholz – CPM

The Red Cliffs Board of Managers Meeting was held May 18, 2009 @ 7:00 P.M. at the picnic tables on site in Glenwood Springs, CO 81601. The meeting was called to order by the President, Jean McCorkle at 7:00 P.M. A quorum was established.

Conduct Property Walk Around

- The Board, Larry Metzger, Scott Pace (Sanctuary Landscaping) and Sarah Windholz (Crystal Property Management) completed a property walk around.
- During the walk around, the Board identified items that needed to be repaired. The items will be prioritized and bids obtained as necessary. The items included:
 - Most buildings require some painting.
 - The RV Yard fence needs to be repaired in 3 spots.
 - The tennis court needs to be power washed as well as the cracks sealed.
 - There are individual homeowner decks that need to be painted.
 - There are woodpecker holes on many of the buildings that will need to be repaired. There are also several bird nests. The Board will wait until after the eggs hatch to do the repairs.
 - There are trees that need to be trimmed.

Old Business

- There is an issue of slow draining from units in building 3800 B.
 - The Board directed Crystal Property Management (CPM) to seek bids. CPM will provide bids to the Board for approval and selection of the vendor.
- The fence between the RV Yard and the basketball court needs repaired.
 - The Board approved Larry Metzger to fix the fence in the RV yard.
- GMCO Chip & Seal Project
 - CPM communicated that they have left numerous messages with GMCO to confirm the date in May. GMCO has not returned CPM's calls nor communicated or confirmed a date with CPM. The Board directed CPM to continue to follow-up.
- Woodpecker
 - Per research completed by Larry Metzger and Jean McCorkle, the woodpecker(s) cannot be moved at this time. The Board directed CPM to ask Larry Metzger to seal the damage when the woodpecker babies have departed.
- The Board's request for a structural engineer to examine the loft wall construction completed in 3900 B8 by a homeowner was discussed. The Board agreed to allow the homeowner to leverage an engineer at Lafarge to review the wall. The homeowner will provide the written report to the Board.
 - A Board member expressed concern that a letter was written and sent to the homeowner instead of a Board member approaching the homeowner and asking to conduct an inspection. The Board agreed that moving forward a Board member will contact a homeowner prior to a letter being sent.
- Comcast Proposal
 - Jean McCorkle provided an update on her walk around with the Comcast Representative. Jean expressed concern regarding the contract as there were items that were inaccurate or too vague.
 - The Board expressed concern on having Comcast be the only option to use the new cable.
 - The Board decided to not accept this proposal at this time. They will revisit this issue once Comcast re-contacts the Board.
- Pool Security
 - Crystal Property Management contacted the Glenwood Springs Police Department and asked that additional drive-bys be completed on nights and weekends.
 - New signs highlighting the pool monitoring security system as well as the intention of the Board to prosecute non-residents will be installed later this week.
 - The Board was encouraged by Crystal Property Management to call the police immediately if there is excessive noise or it is noted that non

residents are using the pool. The Board agreed to also encourage other homeowners to do the same.

- Pool Keys
 - The Board discussed a bid from Gene's Lock and Key for \$219 + tax to rekey the pool. The Board approved the bid.
 - The Board wanted to ensure that the auto lock would remain as is.
- Taxes
 - Crystal Property Management communicated that the taxes have not yet been completed by Mr. Keller at Dalby, Wendland, INC. CPM asked that the Board assist in following up to ensure the taxes will be completed. CPM offered to find a different accountant if the Board deems this necessary.
- Property Insurance
 - CPM has provided Glenwood Insurance the proposals obtained from American Family. The agent will review the proposals and compare apples to apples. The Board will review the response and make a decision at a future Board meeting.

New Business

- Pool Open Date
 - The Pool is scheduled to be open Memorial Day Weekend and is scheduled to close Labor Day Weekend. This is consistent with the Rules & Regulations.
- Annual Meeting
 - The Board determined that the annual meeting will be Monday June 15th @ 6:30 P.M. at the picnic table by the pool. The Board will provide food and soft drinks.
 - The Board discussed the amount of Board members. The Board decided to decrease the Board members to 5 instead of 9 members. This would help obtain a quorum at Board meetings. The Board directed CPM to add this to the ballot.
- EJP Labor Services Bill
 - CPM received a bill from EJP Labor Services for a past due amount of \$1,407.05.
 - The services appear to have been provided in October and November. It was noted that nonpayment finance charges were added in January; however the Bill is dated April 30, 2009.
 - The invoice does not include specific information other than the invoice number.
 - CPM has left two messages with the vendor asking for the individual invoices with the detail for services provided. This information has not yet been provided.

Review and Approve Meeting Minutes

- The Board reviewed the April 20, 2009 meeting minutes. Al Scholz, Nathan Tower, and Ruth Edmonds (by email) approved the minutes. The other

Board members needed additional time to review prior to acceptance. The approval will be obtained through email and noted in the meeting minutes at an upcoming Board meeting.

- This information will be posted on the HOA website (<http://www.crystalproperty.com>).

Review and Approve Current Financials

- The Board reviewed the May 2009 financials (Profit & Loss and Balance Sheets). The financials were approved with no corrections.
- This information will be posted on a quarterly basis on the HOA website (<http://www.crystalproperty.com>).

Past due Homeowner Assessments

- The Board discussed 3900 Old Lodge Road A8. Currently, this homeowner has paid the amount due through March 2009. A lien was not placed on the property at this time.

With no other business, the meeting was adjourned at 8:26 P.M.

Respectfully,

Sarah Windholz
Crystal Property Management