

Red Cliffs Condominium Owner Association
1512 Grand Ave Suite 109
Glenwood Springs, CO 81601
(970) 945-7266 | Fax (970) 945-7281
(Email) crystalpropertymgmt@gmail.com
(Website) <http://www.crystalproperty.com>

BOARD OF MANAGERS MEETING

Meeting Date:

July 17, 2012 7:00 P.M.

Meeting Location:

Red Cliffs Picnic Tables

Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Julia Lang - Board
Justin Windholz – Crystal Property Management

A Red Cliff Board of Managers Meeting was held on July 17, 2012 at the Red Cliffs picnic tables. The President, Jean McCorkle, called the meeting to order at 7:00 P.M. A quorum of the Board was established.

- Meeting Minutes
 - The Board reviewed the meeting minutes of the June 2012 Board Meeting. A motion was made to approve the minutes. The motion was seconded and approved.
- Financial Reports
 - The Board reviewed the financial reports from June 2012. A motion was made to approve the reports. The motion was seconded and approved.
- Covenant Violations
 - The Board reviewed the covenant violation report given by Crystal Property.
- Old Business
 - Justin Windholz informed the Board that the engineer had concerns about not having any blueprints or as-builts for the building and requested to see if there were any. Jean McCorkle advised she would check with one of the owners to see if they had any records of the documents.
 - The Board discussed the parking signs and it was noted that fewer cars were seen in the area where the parking violations occurred.
 - The new recycle toter was installed at the south trash area.
 - The Board advised Julia Lang, who wasn't present at the special covenant meeting, that all corrections have been made and the Association re-writes were turned over to the attorney for final mark-ups.
 - Justin Windholz advised that the baluster installation project was set to begin soon and should be completed by the end of July 2012.

- The Board discussed the dryer vent cleaning project. Bids are being collected for review to determine the cost of replacing the dryer vents which need replacing as several owners in the Association believe this is the HOA responsibility.
- It was noted that the weeds had all been removed from the tennis courts.
- Justin Windholz advised that he met with the irrigation company to ensure that several areas would be repaired free of charge due to an inappropriate product being used.
- Justin Windholz advised that he talked with the Association's insurance company about the need for additional signage or wording to address a recent issue where a visitor to the pool was using a slack rope to walk across the pool. The insurance company believed that the existing wording would cover against any claim of negligence.
- New Business
 - The Board had previously decided to do some additional painting at the property specifically near the bottom sections of the buildings to protect against wood rot. This project is expected to be completed by the end of July 2012.
 - The Board discussed the heat tape installation. Several concerns were brought up including painting the conduit to match the building, installing the lines to be on the roof and making sure the connections were done properly in the gutter downspouts. Justin Windholz advised that he would meet with the vendor to discuss the issues. This project is expected to be completed by mid August.
 - The Board discussed the repainting of the decks. The vendor who will be doing the work is near completion on another project and is expected to start at the Red Cliffs condos in August 2012.

With no other business, the meeting was adjourned at 8:22 P.M.

Respectfully,

Justin Windholz