

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

October 19, 2009 @ 7:00 P.M.

Meeting Location:

Office of Crystal Property Management
1512 Grand Ave, Suite 109
Glenwood Springs, CO 81601

Board Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Al Scholz – Board

Others Present:

Kevin Brady – Homeowner
Julia Lang - Homeowner
Sarah Windholz – Crystal Property Management (CPM)

The Red Cliff Board of Managers Meeting was held October 19, 2009 at the office of Crystal Property Management, 1512 Grand Ave, Suite 109, Glenwood Springs, CO 81601. The President, Jean McCorkle, called the meeting to order at 7:06 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the September 21, 2009 Board of Manager Meeting Minutes. Al Scholz made a motion to approve the minutes. Ruth Edmonds seconded the motion. The motion passed unanimously.

Review and Approve Current Financial Reports

- The Board reviewed the September Financial Reports. A motion was made by Ruth Edmonds to approve the financials. Al Scholz seconded the motion. The motion passed unanimously.

Old Business

- GMCO Chip & Seal Project
 - GMCO has completed the Chip & Seal Project
 - GMCO returned to remove the excess gravel
 - Al Scholz voiced concern regarding the leveling on areas that were not uneven prior. Al volunteered to follow up with GMCO and seek clarification.

- Rules & Regulations
 - Jean asked that the Rules & Regulations were updated to remove reference to Building Managers. Crystal Property Management (CPM) will update the rules and regulations and email them to the Board for further review.
- Painting of Steps in Buildings
 - A homeowner present communicated the need to re-paint the stairs on some of the buildings.
 - The Board agreed that re-painting some of the building steps is necessary
 - The Board asked CPM to seek a bid from Larry Metzger on re-painting the steps.
- Wearing of Steps in Buildings
 - A homeowner present asked the Board to have a contractor inspect the steps as there may be some steps that need repaired/replaced.
 - The Board asked CPM to obtain a bid on repair/replacement of steps in buildings.

New Business

- The Board reviewed the draft 2010 Budget.
- After further discussion the Board made modifications to the utility category.
- The Board approved the 2010 Budget unanimously.

With no other business, the meeting was adjourned at 8:17 P.M.

Respectfully,

Sarah Windholz
Crystal Property Management