

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:

April 20, 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
Ruth Edmonds – Board
Janice Barker – Board
Al Scholz – Board

Others Present:

Margie Dunn – Homeowner
Pat Davies – Homeowner
Sarah Windholz – CPM

The Red Cliffs Board of Managers Meeting was held April 20, 2009 @ 7:00 P.M. at 3900 Old Lodge Road Unit B5 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.

Homeowner Concerns or Requests

- The issue of the slow draining from units in building 3800 B was brought before the Board. The Board will investigate and discuss at a future meeting.
- The need to repair the fencing between the RV Yard and the basketball court was brought before the Board. The Board directed CPM to obtain a bid from Larry Metzger.
- The timeframe for the approved parking lot chip seal project was questioned. The Board communicated that the project is scheduled for May 2009. Crystal Property Management (CPM) will follow up with GMCO to obtain the scheduled date and post appropriate notice for homeowners.
- A homeowner communicated to CPM that a woodpecker is causing damage in the siding by 3800 B7. CPM brought this issue before the Board. The Board asked that Larry Metzger be consulted to resolve the issue.
- A homeowner expressed concern regarding construction that was completed in 3900 B8, specifically a loft wall with glass blocks. The completed construction of the wall in the loft can be seen from the parking lot and has been noticed by members present. The Board directed CPM to send a letter

to the owner asking that the construction be inspected by a structural engineer.

- A homeowner expressed concern regarding a sighting of a homeless person sleeping in the pool restroom facilities. The Board directed CPM to reach out to the City of Glenwood Police Department to request additional patrolling of the pool area. The President, Jean McCorkle, also volunteered to contact the Police Department.

Old Business

- The Board approved a motion to move forward with seeking a legal opinion regarding the ability for the Board to set rules & regulations regarding interior construction.
- The Board reviewed the property insurance proposal from American Family. The Board asked that the current insurance company be provided the proposal from American Family to ensure that the proposal is apples to apples and there is no earned premium that will not be refunded. If the proposal is appropriate then the Board approved the proposal with the \$2500 deductible.
- Crystal Property provided an update on the hot tub issues that have been experienced recently.
 - The heat exchanger went out and was replaced
 - The auto fill went out and was replaced
 - Since the auto fill went out it became apparent that there is a leak in the hot tub. Per Colorado Poolsapes this leak has been present for a long duration of time and will be reduced once the auto fill is replaced. The Board asked that CPM seek bids to understand the options to investigate the leak in the long term.
 - The ventilation in the pool house is rusted and allowing water to drip into the heat exchanger. CPM has obtained 3 bids for replacement. The Board directed CPM to work with Larry Metzger to review the bids and select a company.
- The Board discussed the pool area sign bids alerting homeowners that there is 24 hour surveillance. The Board approved that CPM select a sign and order 3-5.
- The Board approved having new keys made for the pool area if the cost is \$100 or less. CPM will seek a bid and present to the Board at the next meeting.

Review and Approve Meeting Minutes

- The Board reviewed the March 16, 2009 meeting minutes. The minutes were approved.
- This information will be posted on the HOA website (<http://www.crystalproperty.com>).

Review and Approve Current Financials

- The Board reviewed the April 2009 financials (Profit & Loss and Balance Sheets). The financials were approved.
- 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 is past due \$4,378.78.
- The Board approved that this homeowner is sent to the attorney for a collection letter and then a property lien if payment is not received

Discussed Sanctuary Landscaping vs. Larry Metzger Job Responsibilities

- CPM provided the Board an outline of the division of responsibilities. Larry Metzger will be responsible for the cleaning of the pool restroom facilities and potentially the watering of the plants in addition to being used for items that need repair (e.g., decks, gutters, etc).
- The Board signed a contract with Sanctuary Landscaping who will be the year round maintenance company for landscaping, building maintenance, and snow shoveling.

Discuss Property Walk Around

- The Board agreed to conduct a property walk around prior to the next Board meeting. A representative from Sanctuary Landscaping & Larry Metzger will be asked to be present.

Discuss Comcast Proposal

- A Comcast representative dropped off paperwork requesting an easement at Red Cliffs Condos at Crystal Property Management.
- Jean McCorkle will review the paperwork as well as meet a representative onsite to review a proposal by Comcast to replace all wiring.
- An update will be discussed at a future Board meeting.

Review Bids Received

- Bids Obtained
 - The upgrade of the security system will be discussed at a future Board meeting
 - The gutter and heat tape approach will be discussed at a future Board meeting

With no other business, the meeting was adjourned at 8:55 P.M.

Respectfully,

Sarah Windholz
Crystal Property Management