

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

June 14, 2010 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B4

Board Present:

Jean McCorkle – Board
Al Scholz – Board
Ruth Edmonds – Board
Rebecca Rosenberg - Board

Others Present:

Margie Phelan - Homeowner
Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held June 14, 2010 at the Red Cliff Condos Picnic Tables. The President, Jean McCorkle, called the meeting to order at 7:02 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the May 17, 2010 Board of Manager Meeting Minutes. There were two corrections that were made. A motion was made to approve the minutes. The motion was seconded and approved.

Review and Approve Current Financial Reports

- The Board reviewed the May 2010 Financial Reports. A motion was made to approve the financials. The motion was seconded and approved.

Fines and Warnings

- Justin Windholz presented the violation report which was reviewed and discussed. Justin noted that the formatting had been changed. Jean McCorkle asked that other violations which are not part of the weekly inspection be added to the report.
- The Board discussed the pool rules. Several changes were agreed upon. The Board asked CPM to communicate the changes in a newsletter.

Old Business

- Stairwell Painting

- Justin Windholz advised the vendor will be starting the painting of the stairwells later in the week. The Board asked that the vendor power wash the stairs as part of the project. Justin agreed to relay this request to the vendor.
- Hot Tub
 - Justin Windholz reported that the new hot tub has been ordered and is being shipped. The Board asked that a hot tub cover be ordered.
- Enforcement Policy
 - The Board agreed to table discussion of the enforcement policy until a future meeting.

New Business

- Swimming Pool Violations
 - Al Scholz advised the Board of a recent violation at the pool in which guests of a unit owner were given permission to use the pool without the owner present. The Board reviewed this matter. Presently, guests may only be allowed to use the pool with the owner present. The Board agreed to modify the rule to allow for guests to use the pool without owners present only if they notify and receive approval from Crystal Property Management. This change will be communicated via newsletter to all owners.
- Reserve Study
 - Justin Windholz presented the reserve study from Daybreak Construction. The Board reviewed the reserve study and the items of maintenance the reserve study calls for. Most of the issues that the reserve study addresses as immediate needs are on the Boards agenda of items to be addressed within the next few years. The Board asked that CPM obtain bids for some of the projects the reserve study calls for including heat tape and concrete repairs.
 - The Board wanted to review the reserve study to determine if a special assessment was needed to address these issues. The hot tub replacement project is a project that was not anticipated and to afford that project and bring fund some of the other upcoming projects, the Board decided that \$30,000 was needed for the Association. A motion was made to make a special assessment of \$30,000 which will be allocated in accordance with the Association's governing documents. The motion was seconded and approved unanimously. The total assessment will be due by December 31, 2010. This will be communicated in the next mailing.
- Comcast Service
 - Margie Phelan was present to discuss continuing issues with Comcast service at her unit. Comcast explained to her that the infrastructure needs to be upgraded to fix the problem. Comcast has agreed to pay for this cost but approval needs to be given from the Board. Jean McCorkle advised that she discussed this issue with Comcast in 2009 and at that time they advised they would be installing white conduit tubing to cover the coaxial cable line. Jean advised Comcast that the tubing would need to be painted in order for them to get approval. The conversations stopped at that point. Jean and Justin Windholz agreed to re-contact Comcast to discuss the project again.
- Pet Policy
 - The Board discussed the pet policy for the Association. There are concerns that pets are being allowed to roam the property unleashed and that their urine and feces are damaging the grass. Jean McCorkle presented rules from

a different HOA which she would like for Red Cliff to consider adopting. The Board agreed that the rules could be updated to address these other issues as most of the changes to the existing rules would be minor.

- Owner Concerns
 - Al Scholz advised that there are ants near the pool which need to be sprayed. Justin Windholz advised he would contact the pest control vendor to spray this area. The Board also asked that the newsletter include a note asking residents to call CPM if they notice other insect problems (ants, wasps, etc).
 - The Board discussed power washing the leaves out of the rock areas underneath the stairs. Crystal Property agreed to get bids on the project.
 - The Board asked CPM to notify Sanctuary Landscaping that the sewer clean outs near 3900 B building be cut down and that the branches from recent wind storms be cleaned up.
 - Al Scholz advised that he has a loose hand rail at 3800 B building. CPM will have this repaired. Al also advised that paint is needed around the new light fixtures because the new fixtures are not the same size as the old. CPM will have this repaired.
 - Arnold Davis asked the Board to discuss the decks at each unit which are in need of maintenance. Arnold believes that the decks should be the responsibility of the Association. Jean McCorkle advised that she would review the Associations declarations and that she believed it was the responsibility of each unit owner. Jean noted that the Association should consider amending the declarations. This issue will be discussed at future meetings.

With no other business, the meeting was adjourned at 9:15 P.M.

Respectfully,

Justin Windholz
Crystal Property Management