

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:

August 18, 2011 6:00 P.M.

Meeting Location:

3900 Old Lodge Road B8

Board Present:

Jean McCorkle – Board
Katie Schmidt – Board
Ruth Edmonds – Board
Julia Lang – Board
Rebecca Rosenberg - Board
Stevie Triebel – Resident
Jim Jenkins – Resident

Others Present:

Justin Windholz – Crystal Property Management (CPM)
Mike Triebel – Pella Window Company

A Red Cliff Board of Managers Meeting was held on August 18, 2011 at 3900 Old Lodge Rd B8. The President, Jean McCorkle, called the meeting to order at 6:03 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the July 19, 2011 meeting minutes. After review, a motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

Review and Approve Current April Reports

- The Board reviewed the July 2011 Financial Reports. A motion was made to approve the financials. The motion was seconded and approved.

New Business

- Window Installation
 - The Board reviewed the recent installation of new windows at the complex. Several owners had concerns about the aesthetics of the windows. One of the owners was present to discuss the process that they went through to have the windows put in. After discussion it was agreed that the windows were not approved by the Board and either need to be changed or removed no later than October 19, 2011. A motion was made to modify the design

process so that regardless of style that no modifications are to be made to any aspect of the exterior of the building without prior Board approval.

- **Miscellaneous Updates**
 - Justin Windholz provided the following updates: the dead tree at one of the entrances had been removed, the deck painting project was set to begin in the next few weeks, and the heat tape bids should be ready for the next meeting.
- **Maintenance Requests**
 - One owner noted that the fence adjacent to the park was broken and needed repaired again. Justin Windholz agreed to contact the City of Glenwood as it is their fence.
 - One owner requested that the recently installed hand rail between 3900B and 1300B be extended further and that a different wood finish be put on the railing. Justin Windholz agreed to contact the vendors to discuss the issue.
 - The Board requested that flexible gutter extensions be added at several places around the complex to avoid ice dams that form on and around the sidewalks and to maintain the building integrity. CPM will coordinate the project.
 - The Board requested that notification be distributed in regards to the pool closure. CPM agreed to coordinate the project.
 - One owner requested that a piece of gutter be put on the mailbox enclosure to avoid rain run-off. CPM agreed to coordinate the project.

Old Business

- **Covenant Re-Write**
 - The Board reviewed the recently revised draft of the re-written covenants. After discussion of the documents, several changes were noted and it was agreed that the document will continue to be discussed at a future meeting. The Board also agreed that the rules and regulations should be modified before they continue to work on the covenants, so a meeting was planned to discuss the rules. The planned meeting will be a Board workshop.

With no other business, the meeting was adjourned at 9:05 P.M.

Respectfully,

Justin Windholz
Crystal Property Management