

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

February 15, 2010 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B-4
Glenwood Springs, CO 81601

Board Present:

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

Others Present:

Harry Presley – Homeowner
Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held February 15, 2010 at 3900 Old Lodge Road Unit B-4, Glenwood Springs, CO 81601. The President, Jean McCorkle, called the meeting to order at 7:11 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the January 18, 2010 Board of Manager Meeting Minutes and made several spelling corrections and added some wording in regards to the pool restroom cleaning as well as wording change to the frequency of root-x use. A motion was made to approve the minutes. The motion was seconded and passed unanimously.

Review and Approve Current Financial Reports

- The Board reviewed the January 2010 Financial Reports. After discussion the financials were accepted.

Fines and Warnings / Inspection Report

- The Board reviewed the most recent inspection report and asked that more detail be provided to the report. Crystal Property agreed to make the requested changes.

Old Business

- Chimney Inspection Follow-Up
 - Crystal Property gave the Board a letter to review in regards to the unit owners who were not part of the chimney inspection/ cleaning. Several changes were made to the letter in regards to how a follow up cleaning would

be coordinated. With the changes, the Board agreed to have Crystal Property send the letter to the units in question.

- Lighting
 - Crystal Property furnished a bid for the replacement of the light fixtures at Red Cliffs Condos. The Board reviewed the bid and decided to table the project. The Board did ask that a new fixture be put at the 3800 B building to add additional lighting in the parking lot adjacent to that building. Crystal Property agreed to coordinate the project with G-Electric.
- Stairwell Repair Bids
 - The Board reviewed several bids that were furnished in regards to miscellaneous repairs that are to be done at the Red Cliffs buildings. After discussion a motion was made to accept the bid provided by Tucker Thompson. The motion was seconded and approved unanimously. Crystal Property agreed to coordinate the work with Tucker Thompson.
- Root-X
 - The Board discussed the root-x project. At the last meeting the Board asked Crystal Property to get an opinion from a plumber as to the quality of the root-x product. The opinion of the plumbers that Crystal Property talked to was that the product would not work. The Board advised they would like to continue with the project and see what the results were.
- Calendar
 - Crystal Property presented a calendar of items that pertained to the Red Cliffs Condos. After review, several changes were made to the calendar. The Board agreed that the calendar would be updated periodically as changes occur.
- Collection Policy
 - The Board reviewed a policy pertaining to collection practices for the Board to review and adopt. After discussion it was agreed that the Board would like Arnold Davis, an owner at Red Cliffs, to review the document before the Board adopted it.

New Business

- Ice
 - Jean McCorkle brought up the icy sidewalks around the complex. She asked that Crystal Property look at the buckets of salt/sand each time they are at the complex to see if they are in need of refilling.
 - Jean McCorkle also brought up the ice dams on the roofs at Red Cliffs. She asked that bids be obtained to remove them. Ruth Edmonds asked that this be looked at as part of a reserve study for the Association. Crystal Property agreed to look at the ice dams with a contractor and get a quote for a reserve study. As part of the reserve study quote, Crystal Property will ensure that contractor specifically looks at the ice dams to see if there is a better solution to the problem.

With no other business, the meeting was adjourned at 8:20 P.M.

Respectfully,

Justin Windholz
Crystal Property Management