

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

November 15, 2011 7:00 P.M.

Meeting Location:

3900 Old Lodge Road B5

Board Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Julia Lang – Board
Rebecca Rosenberg – Board

Others Present:

Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held on November 15, 2011 at 3800 Old Lodge Rd B5. The President, Jean McCorkle, called the meeting to order at 7:03 P.M. A quorum of the Board was established.

New Business

- Meeting Minutes
 - The Board reviewed the meeting minutes of the October 18, 2011 Board Meeting. A motion was made to approve the meeting minutes with two minor corrections. The motion was seconded and approved unanimously.
- Financial Reports
 - The Board reviewed the financial reports from October 2011. A motion was made to approve the financial reports. The motion was seconded and approved.
- Old Business
 - The Board discussed the covenant re-write project. After discussion, it was agreed that with the holiday season coming up that it would be too difficult to continue having extra meetings to discuss the covenants. This project will be addressed again in 2012.
 - Julia Lang reported that her windows had been installed as well as her neighbors. The Board agreed that they would look at the installation to ensure that they were satisfied.
 - The Board discussed the heat tape project and agreed that after meeting with the general contractor that the project would wait until 2012.
- New Business

- The Board discussed the 2012 budget. Ruth Edmonds previously met with Justin Windholz at CPM offices and worked on the 2012 budget. Ruth also sent the budget to Arnold Davis for input. Ruth presented the budget to the Board. The Board reviewed the budget. A motion was made to adopt the budget. The motion was seconded and approved unanimously.
- The Board discussed maintenance items at the property.
 - The Board instructed CPM to place laminated signs near the recycle bins which outline what is allowed and what is not allowed.
 - Ruth Edmonds advised that she met with Hi-Rise Tree Services to get a bid on removing the dead tree near the tennis courts. Ruth also got a bid from ABC Tree Care but was not impressed with their service. The Board discussed the bids and a motion was made to accept the quote from Hi-Rise Tree. The motion was seconded and approved.
 - The Board advised that they would like to start getting paint bids for one building or at least the 6 worse sides of all the buildings. CPM will coordinate the project.
- The Board discussed the Annual Meeting schedule and agreed that it will be held on December 8, 2011 at 7pm. CPM agreed to mail notices within the next week so that all owners are notified properly.

With no other business, the meeting was adjourned at 8:05 P.M.

Respectfully,

Justin Windholz
Crystal Property Management