

Red Cliffs Condominium Owner Association
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2015 Annual Meeting

Meeting Date:

January 26, 2015 7:00 P.M.

Meeting Location:

CPM Offices – 1512 Grand Ave
Glenwood Springs, CO 81601

Board Present:

Julia Lang – Board
Kevan Brady – Board
Suzy Mallory – Board

Others Present:

Owners in attendance and proxies on file
Justin Windholz – Crystal Property Management (CPM)

The Red Cliff Condo Association 2015 Annual Meeting was held on January 19, 2016 at 100 Wulfsohn Rd Glenwood Springs, CO 81601. The meeting was called to order at 7:00 P.M. A quorum of the membership was established.

Review and Approve Meeting Minutes

- The Board reviewed the 2014 Annual Meeting Minutes. A motion was made to approve the minutes. The motion was seconded and approved.

Review and Approve Current Financial Reports

- The Board reviewed the Financial Reports through December 31, 2015. A motion was made to approve the financials. The motion was seconded and approved.

New Business

- 2016 Budget
 - The Board discussed the 2016 Budget. The Board of Directors already approved the budget at a previous Board Meeting. The majority of votes were in favor of it as well therefore it was ratified.
- 2016 Board of Directors
 - All members voted on the 2016 Board of Directors. The 2016 Board of Directors will be Jean McCorkle, Kevan Brady, Suzy Mallory, Julia Lang and Rebecca Rosenberg.
 - The Board reviewed upcoming project in 2015 that include tree maintenances, deck maintenance, painting and column maintenance.

- The next Board meeting will be on February 16, 2016 at 6:45pm.

Old Business

- Kevin Brady gave an overview of the 2015 work on the support columns in the garages and the engineers recommendations for work on the decks going forward. Overall, the engineer has deemed the decks safe. There are repairs that are needed to most decks but there will not be anything major that is needed to repair them. The project has been bid on and Kevin presented the bid from S&S Contractors. Everyone present reviewed the bid and agreed to proceed with the bid provided. Kevin advised that he would coordinate the project with S&S as well as the engineer.
- The Board discussed all other projects that were worked on in 2015 and answered questions about various issues including the ongoing work to be done on the trees at the property,

Owner Concerns

- There was concern about the work done by the pool and hot tub company. It was agreed that the scope of work would be reviewed and additional pricing would be collected if needed.
- It was requested that the Board consider doing repairs to the tennis court. The Board agreed to review the issue in 2016.
- Kevin Brady explained that there are expected to be repairs made to the pool doors and pool house structure in 2016.
- The Board discussed the RV lot and the recent ballot that was sent out to all owners. The results of the ballots were split between: do nothing but repair what is there and replace the entire facility with a landscaped area. This issue will continue to be discussed in 2016.
- Kevin Brady advised that he would like the Board to consider enacting a regulation prohibiting marijuana smoking at the property.

With no other business, the meeting was adjourned at 8:15 P.M.

Respectfully,

Justin Windholz
Crystal Property Management