

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

August 16, 2010 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B4

Board Present:

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

Others Present:

Alane Locastro – Homeowner
Katie Schmidt – Homeowners
Jeff Sansone – Homeowner Representative
Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held August 16, 2010 at the Red Cliff Condos unit 3900 B4. The President, Jean McCorkle, called the meeting to order at 7:07 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the July 19, 2010 Board of Manager Meeting Minutes. A motion was made to approve the minutes with several corrections. The motion was seconded and approved.

Review and Approve Current Financial Reports

- The Board reviewed the July 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. Several owners had concerns about the consistency of how the covenants are enforced. Justin Windholz explained the covenant violation process. After discussion it was agreed that the Association will continue to enforce the rules equally and consistently.

Old Business

- Enforcement Policy

- The Board reviewed the proposed covenant enforcement policy. A motion was made to adopt the policy. The motion was seconded and approved unanimously.
- Reserve Study
 - The Board reviewed the reserve study to decide what projects would be done in 2010. After review the Board agreed that the gutter and heat tape would continue to be worked on and the lighting and concrete repairs would be postponed until 2011. Crystal Property will continue to seek bids for the gutter and heat tape work. Al Scholz provided a big form Vail Valley Gutter company which will be reviewed with the other bids.
- Comcast Service
 - Jean McCorkle reported that she has been unable to contact the Comcast manager since our last meeting. This project will continue to be worked on.
- Maintenance Updates
 - Justin Windholz informed the Board that the following projects have been completed: the weed mowing of the vacant lot, the stairwell painting project, the hot tub installation and decking installation.
 - Jean McCorkle provided information concerning the number installation above each carport. After discussion, the Board approved the purchase and installation of one of the prototypes which will be reviewed to ensure everyone likes the design.
- Deck Installation at 3900 B8
 - Katie Schmidt was present to discuss her request to install trex decking at her unit. The Board informed Katie that in order to proceed with the project that an engineer report needed to be obtained to ensure the deck would be supported given the increased weight of the trex product.

New Business

- Covenant Re-Write
 - The Board reviewed the covenant re-write project. After discussion, it was agreed that volunteers will be sought to work on the different areas that the Board feels need to be changed. The Board agreed to review the covenants over the next two weeks and decide which areas need to be changed. After that is done the committees will be formed.
- Newsletter
 - The Board asked Crystal Property to compose a newsletter concerning several things at the complex including: bike storage at the bike shelters, organizing a neighborhood clean-up day which will be held on November 6, 2010, and the covenant re-write project.
- 2010 Annual Meeting
 - The Board agreed that the Annual Meeting would be held on November 15, 2010. Notices will be mailed to all owners in advance of this meeting date.
- 2011 Annual Budget
 - The Board asked Crystal Property to compose a draft budget for 2011. This draft will then be reviewed by Ruth Edmonds and possibly Arnold Davis.
- September 20, 2010 Meeting
 - The Board agreed to hold the next Board meeting at Katie Schmidt's home. The meeting is scheduled for September 20, 2010 at 7:00pm.

With no other business, the meeting was adjourned at 9:45 P.M.

Respectfully,

Justin Windholz
Crystal Property Management