

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

December 20, 2010 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B5

Board Present:

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

Others Present:

Arnold Davis – Homeowner
Alane Castro – Homeowner
Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held on December 20, 2010 at the Red Cliff Condos unit 3900 B5. The President, Jean McCorkle, called the meeting to order at 7:14 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the 2010 Annual Meeting Minutes. The Board agreed that no corrections were needed. These minutes will be formally adopted at the 2011 Annual Meeting.

Review and Approve Current Financial Reports

- The Board reviewed the November 2010 Financial Reports. A motion was made to approve the financials. The motion was seconded and approved.

Fines and Warnings

- Justin Windholz reported that there were no violations to report. It was noted that the Jean asked that Crystal Property to verify the report as she believed there were violations. Justin agreed to do so.

Old Business

- Bats
 - Crystal Property reported that the bat houses were being installed and the repairs to the building were being done. Katie Schmidt advised that she is still

having issues with a pest of some sort next to her chimney inside the wall. Katie advised that she will see if the problem persists and will report back at the next meeting if further action needs to be taken.

- Deck Maintenance
 - Crystal Property reported that the decks were looked at and are scheduled to start being maintained in 2011 starting with those in the worst condition. They will then be on a four year cycling schedule.
- Gutter Installation
 - Justin Windholz advised the Board that the gutter project would begin in the beginning of January and was scheduled to be completed with 7 – 10 days. This issue will be discussed at the next Board meeting.
- Covenant Re-Write
 - The Board discussed the project to re-write the covenants. It was agreed that a committee needed to be formed so that the documents could be reviewed thoroughly. Justin Windholz agreed to invite the attorney from Karp Neu Hanlon Law firm to attend the next meeting to discuss the issue.

New Business

- 2011 Annual Budget
 - A revised 2011 budget was sent out to all unit owners for review and approval. This budget raised the dues in 2011. No one was present who objected to the budget therefore it was ratified.
- Water Shut Offs
 - Jean asked that a letter be sent out asking all owners to return a sheet outlining that they know where the water shut offs are for their units. Crystal Property will help facilitate this process.

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

Respectfully,

Justin Windholz
Crystal Property Management