

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

February 13, 2012 7:00 P.M.

Meeting Location:

3800 Old Lodge Road A2

Board Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Julia Lang – Board
Kevan Brady – Board
Katie Schmidt – Board
Justin Windholz – Crystal Property Management

A Red Cliff Board of Managers Meeting was held on February 13, 2012 at 3800 Old Lodge Rd A2. 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 November 2011 Board Meeting, 2011 Annual Meeting and January 2012 Meeting. The minutes were reviewed. A motion was made to approve the minutes. The motion was seconded and approved.
- Financial Reports
 - The Board reviewed the financial reports from January 2012. A motion was made to approve the reports. The motion was seconded and approved.
- Covenant Violations
 - The Board reviewed the covenant violation report given by Crystal Property.
- Old Business
 - The Board discussed the covenant re-write project. It was agreed that the next meeting to discuss the covenants would be held on March 8, 2012. This meeting will be an executive meeting of the Board.
 - The Board discussed a recent roof leak at one of the units. The damaged roof has been repaired and the water damage has been mitigated. It is unclear now as to if the unit owner or the Association is responsible to repair any drywall damage. Justin Windholz will work to gain entry to the unit.
 - The Board discussed several painting bids provided for painting projects at the complex. The Board asked that Crystal Property meet with a paint

representative to discuss what product would work best to be painted at the Association. It was agreed that the Association would purchase the product and seek new bids from painters.

- The Board reviewed bids for installing additional vertical slats at the building. The Board asked that an additional vendor look at the project to see if there are other ideas.
- Miscellaneous Repairs
 - Justin Windholz reported that several miscellaneous repairs had been completed including a repair to the rail at 3900 B and a gutter was installed above the mailbox near 3900B.
- The Board reviewed and discussed engineering plans for the possible restricting of decks at the property. The Board agreed that additional input and additional ideas would be helpful. Kevan Brady agreed to meet with an engineer to discuss the project.
- New Business
 - The Board discussed the gutters and the drainage at the property. It was noted that the runoff created by the gutters is causing water to pool and freeze in various places. A walk around of the property will be done to see if there are other places that the water could be draining to.
 - The Board discussed the job being done by the snowplow vendor at the property. The Board asked that the vendor spend additional time at the property to remove ice and snow buildup as well as help mitigate the pools of water created by the gutters.
 - The Board discussed a meeting schedule for 2012. It was agreed that meetings would be held on 3rd Tuesday of each month in 2012 at 7pm at the property. Meeting locations will be decided in advance of the meeting.

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

Respectfully,

Justin Windholz