

Red Cliffs Condominium Owner Association
1512 Grand Ave Suite 109
Glenwood Springs, CO 81601
(970) 945-7266 | Fax (970) 945-7281
(Email) crystalpropertymgmt@gmail.com
(Website) <http://www.crystalproperty.com>

BOARD OF MANAGERS MEETING

Meeting Date:

July 20, 2009 @ 7:00 P.M.

Meeting Location:

Red Cliff Condos
Picnic Tables – On Site
Glenwood Springs, CO 81601

Board Present:

Al Scholz – Board
Jean McCorkle – Board
Melissa Goodman – Board

Others Present:

Julia Lang – Homeowner
Sarah Windholz – Crystal Property Management

The Red Cliff Board of Managers Meeting was held July 20, 2009 at the picnic tables on site in Glenwood Springs, CO 81601. The President, Jean McCorkle, called the meeting to order at 7:08 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the June 15, 2009 Annual Meeting Minutes and the June 15, 2009 Board of Manager Meeting Minutes. Melissa Goodman made a motion to approve the meeting minutes with no corrections. Al Scholz seconded the motion. The motion passed unanimously.

Review and Approve Current Financial Reports

- The Board reviewed the June Financial Reports. A motion was made by Al Scholz to approve the minutes. Jean McCorkle seconded the motion. The motion passed unanimously.

Old Business

- GMCO Chip & Seal Project
 - The Board is currently waiting to be confirmed and scheduled by GMCO for some time this summer.
- EJP Labor Services Bill

- A certified letter was sent to EJP Labor Services outlining the shortfall.
 - A check was issued and stamped as paid in full if cashed.
 - At the time of the meeting this check had not yet been cashed.
- Dry Vent Cleaning
 - The Board discussed if the HOA should pay the Mr. Vac bill for cleaning the vents or bill homeowners. Melissa Goodman made a motion to have the HOA pay the bill and ensure homeowners pay moving forward due to safety mitigation. The schedule will be every 3rd or 4th year. Al Scholz seconded the motion. The motion passed unanimously.
- Painting of Decks
 - Melissa Goodman volunteered to assist Crystal Property Management in determining which decks have not been painted.
 - The Board will discuss issuing fines for those that have not painted their decks by the end of July 2009 once the list has been provided to the Board.
- 3800 Old Lodge Road Draining Issue
 - The Board discussed the ABCD Soderberg bill. The Board agreed to pay the bill in full as this issue affected more than one homeowner. Melissa Goodman made the motion to approve payment in full. Al Scholz seconded the motion. The vote was unanimous in favor of the motion.
- Flower Box at 3800 Old Lodge Road A
 - A letter was posted highlighting the rules and regulations which outline that flower boxes must be hung facing inwards of the deck for security purposes.
 - The Board asked that CPM re-post a second time outlining that a fine will be issued if the flower box is not correctly positioned.
- Larry Metzger – MLM INC.
 - The current bills were reviewed by the Board. The Board asked CPM to bid out the pool cleaning and see if we can obtain a vendor that costs less than \$45 per hour for cleaning.

New Business

- A/C Unit Request
 - Julia Lang asked permission of the Board to install an A/C Unit in her window. The Board reviewed the proposal. Melissa Goodman made a motion to approve the request. Jean McCorkle seconded the motion. The motion passed unanimously.
- Tree Spraying
 - The Board reviewed the bid from Earth-Wise Horticultural, Inc. to spray all the Spruce and Austrian Pines for \$765.00. Jean McCorkle made a motion to approve the spraying. Melissa Goodman seconded the motion. The motion passed unanimously.

Homeowner Concerns

- Move Back Bars on Dumpsters
 - A homeowner contacted Crystal Property Management and made a request to the Board to move back the bar that is installed behind the dumpster. This would allow the trash to be pushed back further into the structure. A motion was made by Jean McCorkle to move back the bar 6 inches – 1 foot. Melissa Goodman seconded the motion. The motion passed unanimously.
- Plastic on Deck
 - A homeowner communicated that a unit had placed plastic on the deck without Board approval. The Board will take a look at the unit and see if it is necessary to ask for a removal of the plastic material from the deck.

Additional Topics

- Removal of Trees
 - Jean McCorkle volunteered to obtain a bid from ABC Tree Care to remove 5-6 trees.
- Snowmobile Trailer in the RV Yard
 - The Board will follow up on investigating the owner and determine next steps.
- Building Managers
 - The Board discussed reinstating the building managers to assist in reporting issues to Crystal Property Management. The Board will reach out to some of the past members and see who is interested.

With no other business, the meeting was adjourned at 8:30 P.M.

Respectfully,

Sarah Windholz
Crystal Property Management