

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:

April 19, 2010 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B-5
Glenwood Springs, CO 81601

Board Present:

Jean McCorkle – Board
Rebecca Rosenberg – Board

Others Present:

Julie Lang - Homeowner
Justin Windholz – Crystal Property Management (CPM)
Tucker Thomson – Home Improvement Services
Scott Pace – Sanctuary Landscaping

A Red Cliff Board of Managers Meeting was held April 19, 2010 at 3900 Old Lodge Road Unit B-5, Glenwood Springs, CO 81601. The President, Jean McCorkle, called the meeting to order at 7:20 P.M. A quorum of the Board was not established.

Spring Walk-Around

- Everyone present walked around the complex to review landscaping issues and building repairs. Both vendors were asked to do various repairs to the buildings and landscaping.

Review and Approve Meeting Minutes

- The Board reviewed the March 15, 2010 Board of Manager Meeting Minutes. There were no correction but because a quorum was not present they were not approved.

Review and Approve Current Financial Reports

- The Board reviewed the March 2010 Financial Reports. There were no corrections but because a quorum was not present they were not approved.

Old Business

- Stairwells / Repairs
 - Crystal Property presented bids for the painting of stairs at Red Cliffs. The Board requested additional bids before the project was awarded.
- Hot Tub

- Crystal Property presented bids for the replacement of the hot tub spa. The Board requested additional bids for the project. Crystal Property agreed to continue working on the project.
- Concrete Repairs
 - Justin Windholz presented bids for the replacement of the concrete near 3900 Old Lodge Rd. There were discrepancies with the bids and what the bids were for. Justin agreed to follow up on the project.
- Tree Stump Removal
 - It was noted that the tree stump near building 3900 B had been removed.

New Business

- Enforcement Policy
 - Justin Windholz presented an enforcement policy for violations. The Board requested additional time to review the policy.
- Owner Concerns
 - Jean McCorkle asked that bids be provided for routine semi-annual maintenance of the sewer lines to prevent additional back-ups.
 - Rebecca Rosenberg asked that dog owners be asked to take their dogs off property to urinate because the grass was showing burn spots. Justin Windholz agreed to talk to the landscaper and report back to the Board if he had any thoughts.

With no other business, the meeting was adjourned at 8:00 P.M.

Respectfully,

Justin Windholz
Crystal Property Management