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:
October 18, 2011 7:00 P.M.

Meeting Location:
3800 Old Lodge Road A2

Board Present:
Jean McCorkle – Board
Ruth Edmonds – Board
Julia Lang – Board

Others Present:
Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Executive Meeting was held on October 18, 2011 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 September 20, 2011. A motion was made to approve the meeting minutes. The motion was seconded and approved unanimously.

- Financial Reports
    - The Board reviewed the financial reports from September 2011. A motion was made to approve the financial reports. The motion was seconded and approved.

- Old Business
    - The Board discussed the covenant re-write project. After discussion, it was agreed that with the holiday season coming up that it would be too difficult to continue having extra meetings to discuss the covenants. This project will be addressed again in 2012.
    - The Board discussed the revised rules and regulations and made several minor corrections. A motion was made to approve the rules and regulations subject to the changes agreed upon. The motion was seconded and approved.
    - The Board discussed the window installation project at the 3800 A building. Julia reported that the project has not been completed yet. She will update the Board at the next meeting.

- The Board discussed an inoperable vehicle in the RV storage lot. After discussion, it was agreed that it would be moved within the next 10 days.
- Justin Windholz provided bids on the heat tape at the complex. After discussion, it was agreed that the Board would meet with the contractor on-site to discuss possible alternatives and/or to better understand the scope of work.
- Justin Windholz advised that all decks which were scheduled to be repaired have been completed. As noted at a previous meeting, there are additional repairs that are needed to several of the decks. Bids were provided for the work. After discussion, the Board agreed that they would also meet the contractor on-site to discuss these repairs. This will be addressed at the next Board meeting.

- New Business
    - The Board discussed the 2012 budget. Ruth Edmonds volunteered to meet with Crystal Property to create a preliminary budget for the Board to review. Everyone present agreed that the budget will be contingent upon the findings at the walk around with the contractor to discuss the heat tape and additional deck repairs.
    - The Board discussed several leaks that have been noticed at the property. Justin Windholz agreed to coordinate the repairs.
    - The Board discussed the Annual Meeting schedule and agreed that it will be held on December 8, 2011 at 7pm.

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

Respectfully,

Justin Windholz
Crystal Property Management