

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

November 16, 2009 @ 7:00 P.M.

Meeting Location:

Office of Crystal Property Management
1512 Grand Ave, Suite 109
Glenwood Springs, CO 81601

Board Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Al Scholz – Board

Others Present:

Kevin Brady – Homeowner
Julia Lang - Homeowner
Sarah Windholz – Crystal Property Management (CPM)

The Red Cliff Board of Managers Meeting was held November 16, 2009 at the office of Crystal Property Management, 1512 Grand Ave, Suite 109, Glenwood Springs, CO 81601. The President, Jean McCorkle, called the meeting to order at 7:02 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the October 19, 2009 Board of Manager Meeting Minutes. Al Scholz made a motion to approve the minutes. Jean McCorkle seconded the motion. The motion passed unanimously.

Review and Approve Current Financial Reports

- The Board reviewed the October Financial Reports. A motion was made by Ruth Edmonds to approve the financials. Al Scholz seconded the motion. The motion passed unanimously.

Old Business

- Rules & Regulations
 - Crystal Property Management updated the Rules & Regulations and removed all references to Building Representatives. The updated version is available on the www.crystalproperty.com website for the Board's review.
- Painting of Steps in Buildings

- The Board reviewed the bids provided to paint the steps in the buildings. Due to the weather the Board agreed to paint the steps in 2010.
- Wearing of Steps in Buildings
 - The Board reviewed a bid from Stephen Triebel which outlined the repairs needed on the steps.
 - Jean McCorkle asked that each Board member compare the bid in the building in which they reside.
 - The Board will review the bid and make a decision on next steps in 2010.

New Business

- Lighting for the 3800 Parking Lot
 - Al Scholz communicated that the parking lot by 3800 is very dark in the evening.
 - Al Scholz volunteered to investigate replacing the current light with a more powerful light fixture, bulb or motion detector.
 - Al Scholz will provide his suggestions to the Board for a decision.
 - Kevin Brady, homeowner, also volunteered to ask some of the vendors he is familiar with regarding a suggested solution.
- Tree Removal
 - The President discussed a concern regarding a tree that is located between the 1300 B and the 3900 B Buildings. The Board agreed that this tree needs to be removed. The Board ask Crystal Property Management to contact High Rise Tree Care and obtain a cost for Board approval.
- Policy on Back-ups
 - Due to the past sewer back-ups the Board asked Crystal Property Management to remind homeowners in the December Newsletter that the personal property in storage units is the responsibility of the homeowner. The Board suggested that the newsletter remind homeowners that they should have all items in storage on pallets or off the ground in case of a water backup or break.
- Drain Issues
 - The President of the Board brought forth a suggestion to use Root-X to maintain the pipes by attempting to mitigate tree roots. The Board agreed to have this completed as necessary.
- Delinquent Homeowners
 - The Board discussed the status of the homeowner of 3900 A8. The Board directed Crystal Property Management to move forward with placing a lien on the property.
- Homeowner Concern
 - The tenant at 1300 Mt. Sopris B2 had a mattress damaged in the sewer back-ups that occurred in the 1300 B Building. The President of the Board agreed to touch base with this tenant regarding their personal items. The Board agreed that replacement of personal items is not the responsibility of the HOA.
- Potential Bat Issue
 - The homeowner of 3900 Old Lodge Road A6 contacted Crystal Property Management regarding a potential bat issue in their unit. The Board asked Crystal Property Management to offer to meet the homeowner onsite to review if there is an issue.
- Light Issue

- Al Scholz mentioned that there is a light that is flickering over by the 3900 A Building. The Board asked that Crystal Property Management communicate this to Sanctuary Landscaping to replace.

With no other business, the meeting was adjourned at 8:37 P.M.

Respectfully,

Sarah Windholz
Crystal Property Management