

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:

May 24, 2011 7:00 P.M.

Meeting Location:

Picnic Tables

Board Present:

Jean McCorkle – Board
Katie Schmidt – Board
Ruth Edmonds – Board
Julia Lang – Board
Alane Castro – Resident

Others Present:

Justin Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held on May 24, 2011 at the Red Cliff Condos picnic table. The President, Jean McCorkle, called the meeting to order at 7:03 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the April 19, 2011 meeting minutes. After review, a motion was made to approve the financials with one correction to the repair of a light sensor and the problem it was having. The motion was seconded and approved unanimously.

Review and Approve Current April Reports

- The Board reviewed the April 2011 Financial Reports. A motion was made to approve the financials. The motion was seconded and approved.

Fines and Warnings

- The Board reviewed the fines and warning list. It was noted that there should be two fines added for dog violations. Crystal Property will make the change to the report.

Old Business

- Covenant Re-Write
 - Justin Windholz emailed a draft version of the revised covenants to the Board. All Board members will review the document before the next meeting so that they can be discussed further.
- Comcast Service

- Ruth Edmonds was able to get in touch with the City of Glenwood Springs broadband department to have them look at the complex to see if broadband could be installed at the same time as Comcast. Justin Windholz met with vendors from the City earlier in the day to review the property layout. The City representatives advised that they will review the project and advise if will be able to install service at the complex.
- Spring Clean-Up
 - Notices were posted at the property earlier in the month advising of the spring clean-up which will take place on Saturday June 4, 2011 between 10am – 12pm.

New Business

- Spring Walk Around
 - The Board walked the property and noted several items that need to be repaired or looked at.
 - The picnic table is damaged and is need of repair and painting.
 - The pool cover needs to be put away and stored in the maintenance room.
 - The Board agreed to be on the lookout for new pool furniture.
 - There is an area where the Comcast needs to repair their junction box at the 3800 A building.
 - The Board asked Crystal Property to remind Sanctuary Landscaping to wash down the stairwells at all the buildings.
 - The Board noted two dead trees at the complex which will need to be bid out to see how much the cost will be to replace them.
 - The Board reviewed a bid provided to repair and replace sections of the concrete sidewalk which are in poor condition. The Board had several questions of the bid. Crystal Property agreed to follow up with the vendor to try and answer the questions.
 - The Board asked that the RV storage yard be repaired and re-painted.
 - It was noted that the fence bordering the City Park and the Red Cliff park was damaged. It is believed that the fence belongs to the City. The Board asked CPM to contact the City to have it repaired.
 - There is a non-working light sensor at 3900 B which will need to be looked at and repaired.

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

Respectfully,

Justin Windholz
Crystal Property Management