

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

January 20, 2014 6:45 P.M.

Meeting Location:

3800 Old Lodge Rd A-2

Present:

Jean McCorkle – Board
Katie Sansone – Board
Julia Lang – Board
Rebecca Rosenberg – Board
Suzy Mallory – Board
Justin Windholz – Crystal Property Management

A Red Cliff Board of Managers Meeting was held on January 20, 2014. The meeting was called to order at 6:50 P.M. A quorum of the Board was established.

- Meeting Minutes
 - The Board reviewed the 2013 Annual Meeting Minutes. A motion was made to approve the minutes. The motion was seconded and approved.
- Financial Reports
 - The Board reviewed the financial reports from December 2013. A motion was made to approve the minutes. The motion was seconded and approved.
 - Katie Sansone asked that the reports in 2014 show the amount transferred to the reserve account and that the minutes each month specify the amount of money going to the reserve account. Justin Windholz agreed to provide reports that reflect the request.
- Covenant Violations
 - Several violations were noted for storage in the carports and stairwells. The Board agreed to look at one of the violations after the meeting to clarify if there were infractions or whether the items in the stairwell were permitted.
- Old Business
 - Justin Windholz reported that a meeting with the engineer is still trying to be coordinated. Katie Sansone asked that additional engineers be looked at as the project continues without progress.
- New Business
 - The Board discussed snow removal complaints including the plow company coming too early and playing their radio too loudly as well as inconsistent

performance from the snow shovel vendor. Justin Windholz advised that he discussed the issue with the snow plow company who apologized and will take action to prevent the issue going forward. Jean McCorkle advised she would contact the snow shovel vendor to discuss the issues with them.

- One resident asked that the Board consider replacing the mail box units as they are old and don't handle large packages efficiently. The Board agreed to get pricing on replacing the boxes.
- The Board discussed the drywall repairs that are needed to replace damaged drywall caused by the recent sewer backup. The project has been postponed because warm weather is needed for the drywall tape, mud, texture and paint to dry correctly. Justin Windholz agreed to gather prices on replacing the drywall in the colder months vs waiting until the warmer months.
- The Board discussed having the election of positions but decided to wait until Kevan Brady was in attendance as he previously expressed interest in serving as Board president.
- The Board agreed to discuss newsletter ideas each month and email owners with a few items and meeting highlights. If residents need to be notified of news then the newsletter will be posted at the property.

With no other business, the meeting was adjourned at 7:55 P.M.

Respectfully,

Justin Windholz