

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

August 21, 2017

Meeting Location:

Picnic Tables

Present:

Julia Lang – Board of Directors
Suzy Mallory – Board of Directors
Jean McCorkle – Board of Directors
Jamin Smith – Owner
Justin Windholz – Crystal Property Management

A Red Cliff Board of Managers Meeting was held on August 21, 2017. The meeting was called to order at 6:45 P.M. A quorum of the Board was established.

- Meeting Minutes
 - The Board reviewed the August 2017 Board meeting minutes. A motion was made and seconded to approve the minutes with a minor correction to a title.
- Financial Reports
 - The Board reviewed the financial reports from July 2017. A motion was made to approve the reports. The motion was seconded and approved.
- Old Business
 - Justin Windholz reported that the RV lot fence repairs have been completed including the repair to the roof of the shed and complete staining.
 - Justin Windholz reported that the deck staining is mostly complete with a handful of punch list items and a few decks remaining.
 - Justin Windholz reported that the remaining items on the deck repair list is scheduled and should be worked on soon.
- New Business
 - Justin Windholz advised that the pool repairs are mostly complete. The leaking pipe has been fixed and the repair looks to have worked. The only remaining item is to repair the concrete which is expected to be done within the week. Once the work is completely done, notices will be sent to all residents. The pool is also scheduled to remain open longer this year to compensate for the time it was closed.
 - The Board asked for several other reminder items to be put in the notice about the pool including no smoking reminders, dog on leash and pet waste pick up reminders. CPM will do so.

- Justin Windholz explained that there have been several units that have had roof leaks over the past month. The leaks have been patched and most appear to have worked. The concern now is that portions of the flat roof need replacement. Bids are being collected for the work and will be discussed at the next Board meeting.
- The Board discussed a tentative request from an owner to install hardwood floors. After discussion, Jamin Smith agreed to talk with one of the residents in his building about the noise impact from the unit above his that had installed hardwood floors in their unit. The hope is that the Board can come up with a standard recommendation for hard wood floor requests in the future.
- The Board discussed the various 2018 capital projects that have been recommended over the past year. It was agreed that the discussion will continue at the next meeting with more information on the roofs at the complex.

With no other business, the meeting was adjourned at 7:45P.M.

Respectfully,

Justin Windholz