

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

Tuesday, April 19, 2011 – 7:00 P.M.

Meeting Location:

3900 Old Lodge Rd B5

Board Present:

Jean McCorkle – Board
Rebecca Rosenberg – Board
Julia Lang – Board
Ruth Edmonds – Board

Others Present:

Sarah Windholz – Crystal Property Management (CPM)

A Red Cliff Board of Managers Meeting was held on April 19, 2011 at the Red Cliff Condos unit 3900 B5. The President, Jean McCorkle, called the meeting to order at 7:05 P.M. A quorum of the Board was established.

Review and Approve Meeting Minutes

- The Board reviewed the March 22, 2011 meeting minutes. A motion to approve the meeting minutes as made by Rebecca Rosenberg. Julia Lang seconded the motion. The motion passed unanimously.

Review and Approve Current Financial Reports

- The Board reviewed the March 2011 Financials Reports. The Board requested that all capital projects that were included on the 2011 Budget be added as line items to the Actual vs. Budget. With no other requests or modifications, Ruth Edmonds made a motion to approve the financials. Julia Lang seconded the motion. The motion passed unanimously.

Fines and Warnings

- The Board reviewed the current status of all fines and warnings.
- One new violation had been reported to Crystal Property Management regarding dog waste that is not picked up and a dog off a leash. CPM will send a violation letter to this homeowner.

Old Business

- Covenant Re-Write
 - Once the initial version is provided, Crystal Property Management will scan and email to all members of the Board for their review.

- Comcast Service
 - Justin Windholz, Crystal Property Management, emailed the Board pictures of other associations who had allowed Comcast to re-wire the buildings.
 - Ruth Edmonds volunteered to contact the City of Glenwood Springs to see if fiber optics would be a better option for homeowners instead of allowing Comcast to re-wire.
 - The Board will review the information obtained by Ruth at the next Board meeting and make a determination.
- Spring Clean-up
 - The Board set a community spring clean up day for June 4th from 10:00 A.M. – 12:00 P.M. The Board would like an announcement created.

New Business

- Pool Start-up
 - The Pool will be opened for the Memorial Weekend.
- Modification of Board Meetings
 - The May Board of Manager Meeting is modified to May 24, 2011
 - The June Board of Manager Meeting is modified to June 14, 2011
- Locators
 - The Board asked CPM to follow up who is locating on the property and for what reason.
- Light Sensor in 3900 Old Lodge Rd B
 - The Board asked CPM to have the Landscaping Vendor verify that the light is turning off during the day.

With no other business to discuss, the meeting was adjourned at 8:36 P.M.

Respectfully Submitted,
Sarah Windholz
Crystal Property Management