

MINUTES OF THE REDCLIF CONDOMINIUMS H.O.A.  
BOARD OF MANAGERS MEETING  
November 24, 2008

The regular meeting of the Board of Managers of the Red Cliff Condominiums H.O.A. was held Monday, November 24, 2008 at Rebecca Rosenberg's residence.

Present were:

Jean McCorkle	Rebecca Rosenberg	Joe Sprick
Nathan Tower	Janice Barker	Al Scholz

Also present were Pat Davies and Secretary Larry Mincer. President Jean McCorkle called the meeting to order at 7:03 PM.

The President called for approval of the minutes of the Board of Managers meeting held on October 27, 2008. Jean said that the reference to Kathy Bitterman in the FINES AND WARNINGS paragraph should be "she continues..." instead of "he continues..." The last sentence on page 1 should read "Janice also requested the *matter* placed on the agenda for the next several meetings so the board could *review and present all* options at the next homeowners' meeting."

**TREASURER'S REPORT.** Larry reported that neither Stephanie Stanfield nor Susan Sims had paid their assessments. He has left a message for Mrs. Stanfield.

**FINES AND WARNINGS.** The Board requested that the owners and property manager of the Lucas unit and Edmonds unit be told of parking limits in the carports and lots. Al called Ray Alexander to ask him not to park between the posts in the carport.

**LAWN MAINTENANCE.** Larry said that fall cleanup was almost done. The invoices received from Ed Ptack do not show a separate billing for installing the sod. Since the sod has died, the Board wanted this portion of the bill to be withheld. Jean will talk to him about this.

**POOL AND HOT TUB.** The Board discussed resurfacing the hot tub. Al said this had been done 2 or 3 years ago, twice, because the wrong material was used the first time. There were some rough surfaces on the sides of the hot tub. Larry said that Dennis estimated the cost for doing this at \$1,500.00, and that the hot tub would have to be closed for 4 or 5 days. The Board decided not to do this at this time.

**CRYSTAL RIVER PROPERTY MANAGEMENT CONTRACT.** Jean said that she had received a proposed contract from Crystal Property. Larry said this was almost identical to the one they presented last spring. Larry said that the contract was not clear regarding depositing all of the Association receipts. In Paragraph 4 and Paragraph 5 c. there is reference to collecting the monthly management fee before depositing the funds in the Association account. The Board agreed all receipts should be deposited and a check written each month for the management fee.

The Board will need to clarify authorization to sign checks. Larry also said that Paragraph 8 regarding indemnity of the agent appeared somewhat confusing. He or Jean will discuss this with Terri Knob.

**BUDGET FOR 2009.** The Board reviewed the proposed budget submitted by the Association Treasurer and attached to these minutes. The Board agreed that the expenses had increased this year and that it was necessary to increase the assessments to reach the goals in the budget. The members agreed that efforts to increase the repair fund should be continued. Based on the figures presented, there would be a 4.2 percent increase in the general fund assessments and no increase in the repair fund. Joe moved that the assessments be increased by 5 percent. Starting January 1, 2009, assessments for lower units will be \$185.00 per month and assessments for upper units will be \$249.00 per month. The budget was approved with this change. The additional funds will be placed in the repair fund.

The Board also discussed the difference between the assessments for the upper and lower units. The upper units pay approximately 25 percent more than the lower units. Nathan and other members do not feel this is fair since all of the owners benefit from all of the expenses. Larry explained the difference was based on the square footage of each unit and established in the Condominium Declaration. It would have to be amended to change this. The Association has tried to increase the percentage paid by the four units with basements in the past. This could not be done because unanimous consent of all first lien holders is required. Recent legislation has changed this requirement and the Board will look into this matter again after the first of the year.

The next meeting is scheduled for January 12, 2009, at Rebecca Rosenberg's residence. There being no further business, the meeting was adjourned at 8:50 PM.

Respectfully submitted.

*Larry Miner, Sec.*

Red Cliff Repair Budget for 2009 Draft					
INCOME - Repair Fund	Actual 2006	Actual 2007	Budget 2008	Estimate 2008	Budget 2009
DESCRIPTIONS					
ASSESSMENTS - REGULAR	12,408	13,600	21,644	21,644	21,370
SPECIAL REPAIRS - Roof					
Special Assessment - Parking Lot			43,200	43,200	
LATE FEES					
INTEREST - AR					
OTHER Transfer to General Fund	(8,400)				
<b>TOTAL INCOME</b>	<b>4,008</b>	<b>13,600</b>	<b>64,844</b>	<b>64,844</b>	<b>21,370</b>
<b>MAJOR REPAIRS</b>					
<b>DESCRIPTIONS</b>					
BUILDINGS		1,105			
PAINTING ( ROOF LEAKS)		2,144		697	
CHIMNEY CLEANING					
ELECTRIC					
POOL	1,766	2,588			
TENNIS COURT					
FLAT ROOF REPLACEMENT					
SEWER REPAIRS	1,953				
PARKING LOTS AND DRIVEWAYS			53,300	29,995	28,000
ROOF REPAIRS 3800B				6,783	
WATER REPAIRS (MAIN SHUTOFF VALVE)				1,339	
TREE REMOVAL		1,887	3,000	2,785	
<b>TOTAL MAJOR REPAIRS</b>	<b>3,719</b>	<b>7,724</b>	<b>56,300</b>	<b>41,599</b>	<b>28,000</b>
<b>TOTAL NET INCOME (LOSS) - REP. FUND</b>	<b>289</b>	<b>5,876</b>	<b>8,544</b>	<b>23,245</b>	<b>(6,630)</b>

Draft Red Cliff Budget for 2009						YOUR COLUMN
SUPPLIES AND MAINTENANCE						
DESCRIPTIONS	Actual 2006	Actual 2007	Budget 2008	Estimate 2008	Budget 2009	
LAWN	10,616	11,079	12,300	12,800	\$ 12,000	
SPRINKLERS	3,039	2,168	1,500	3,200	\$ 2,200	
DRIVEWAYS	714	30		100		
BUILDINGS	2,994	2,394	1,500	2,600	\$ 2,000	
ELECTRIC	396	562	400	220	\$ 200	
POOL	20,375	22,746	24,200	25,200	\$ 25,000	
WATER/SEWER	168	177		90		
ROOFS	90			1,010		
PAINTING		138	800	260	\$ 300	
TENNIS COURTS	564			850		
GROUNDS CLEANING	3,661	3,036	3,000	3,500	\$ 3,500	
SNOW REMOVAL	4,748	1,652	2,500	4,530	\$ 4,000	
RV YARD	56			420		
<b>TOTAL MAINT &amp; SUPPLIES</b>	<b>\$ 47,421</b>	<b>\$ 43,982</b>	<b>\$ 46,200</b>	<b>\$ 54,780</b>	<b>\$ 49,200</b>	
<b>TOTAL EXPENSES</b>	<b>94,711</b>	<b>93,330</b>	<b>95,220</b>	<b>106,460</b>	<b>100,770</b>	
<b>NET INCOME (LOSS) GENERAL FUND</b>						
DESCRIPTIONS	Actual 2006	Actual 2007	Budget 2008	Estimate 2008	Budget 2009	
<b>TOTAL NET INCOME (LOSS)</b>	<b>1,408</b>	<b>2,432</b>	<b>3,430</b>	<b>(7,655)</b>	<b>3,000</b>	

Draft Red Cliff Budget for 2009					YOUR COLUMN
INCOME - General Fund					
DESCRIPTIONS	Actual 2006	Actual 2007	Budget 2008	Estimate 2008	Budget 2009
ASSESSMENTS - REGULAR	94,200	94,290	97,300	97,300	\$ 102,570
LATE FEES	480	340	300	550	\$ 500
INTEREST - A/R	460	186	150	380	\$ 400
INTEREST - BANK ACCTS	54	121	100	100	\$ 100
MOVING CHARGES	400	450	500	200	\$ 200
FINES	300	200	300	75	
OTHER	225	175		200	
<b>TOTAL INCOME</b>	<b>96,119</b>	<b>95,762</b>	<b>98,650</b>	<b>98,805</b>	<b>\$ 103,770</b>
<b>OPERATING EXPENSES - General Fund</b>					
DESCRIPTIONS	Actual 2006	Actual 2007	Budget 2008	Estimate 2008	Budget 2009
SECRETARY-TREASURER	7,150	6,600	7,590	7,590	\$
PROPERTY MANAGEMENT					\$ 8,640
OFFICE EXPENSE	338	539	550	250	\$ 150
ACCOUNTING	2,475	2,535	2,800	2,600	\$ 500
INSURANCE	13,626	16,916	17,500	17,500	\$ 18,300
WATER & SEWER	13,227	13,745	13,000	14,400	\$ 14,500
ELECTRIC	2,463	2,294	2,000	2,560	\$ 2,600
TRASH	4,941	3,865	3,040	3,230	\$ 2,880
NATURAL GAS	3,070	2,344	2,540	3,550	\$ 4,000
INCOME TAX					
OTHER LEGAL		510			
<b>TOTAL OPERATING EXPENSE</b>	<b>\$47,290</b>	<b>\$49,348</b>	<b>\$49,020</b>	<b>\$51,680</b>	<b>\$51,570</b>

Repair Fund Balance Beginning of Year	14,705	14,994	21,019	20,869	44,114
Increase for Year - Reserve Fund	289	5,876	8,544	23,245	(6,630)
Balance End of Year - Reserve	14,994	20,870	29,563	44,114	37,484

REDCLIFF CONDOMINIUMS H.O.A.  
P.O. BOX 1173  
GLENWOOD SPRINGS, CO 81602

Jean McCorkle, President  
Larry Mincer, Secretary/Treasurer  
Telephone: (970) 945-5448  
Fax: (970) 945-5475

November 25, 2008

TO: Red Cliff Condominium Owners  
Notice of Assessments for 2009


At its regular meeting on November 24, 2008, the Board of Managers approved the budget for 2009. Expenses increased this year. The cost of utilities went down in 2007 but increased over ten percent during 2008. Sprinkler repairs increased. Pool and hot tub maintenance increased eleven percent. The heavy snows doubled the snow removal costs and caused some leaks in the roof, which had to be repaired.

Next year, the driveway and parking areas will be resealed. Over the next few years we will need to repaint the buildings and improve the sprinkler system. The Board has also begun looking into major repairs to the pool and is researching several options. In order to reduce the amount of special assessments which may be necessary to make these repairs, the Board wants to continue building the repair and maintenance reserve.

In order to accomplish these goals, the Board approved a five percent increase in assessments for next year. Starting January 1, 2009, lower units will be assessed \$185.00 per month and the upper units will be assessed \$249.00 per month.

None of the members of the Board of Managers receive compensation for their services. In addition to their regular duties in managing the affairs of the Association, each member is assigned a building and handles complaints arising within that building. We owe all the owners serving on the Board sincere thanks for their efforts.

Yours very truly,

  
Larry Mincer  
Secretary-Treasurer

LM/sk