

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
September 29, 2008

The regular meeting of the Board of Managers of the Red Cliff Condominiums H.O.A. was held Monday, September 29, 2008 at Rebecca Rosenberg's residence.

Present were:

Jean McCorkle	Ruth Edmonds
Al Scholz	Joe Sprick
Rebecca Rosenberg	Nathan Tower
April Walker	

Also present were owner, Margo Dunn and Secretary Larry Mincer. President Jean McCorkle called the meeting to order at 7:05 PM.

The President called for approval of the minutes of the Board of Managers' meeting held on August 25, 2008. Al moved that the minutes be approved, Nathan seconded the motion which passed without objection.

TREASURER'S REPORT. Larry presented the Treasurer's report. He said the cash balances were low because expenses are higher during the summer than during the rest of the year. The same two owners are past due and no payments have been received from Stephanie Stanfield during the last month. He asked Jean to review the bill from ABC Tree for tree removal and trimming. All but \$195.00 for the removal of one Russian Olive was approved for payment. Jean asked for reimbursement for the purchase of two lawn chairs she purchased on sale at Wal-Mart for \$24.83. The Board approved this purchase.

FINES AND WARNINGS. Al said that Kathy Bitterman was letting her dog out alone when she returned from work. She would go out later to bring him in. He also said that Bob Davis sometimes let his dog run without a leash but that he did pick up after the dog if necessary.

The Board instructed the Secretary to write Kathy Bitterman a warning letter.

LAWN MAINTENANCE. Al and Jean both said that the sod installed by Ed Ptacek was not done satisfactorily. Jean will talk to Ed about this.

POOL AND HOT TUB. Al said the hot tub shell was rough. He and Rocky had scratches on their backs. He asked that this be resurfaced and smoothed. April will check with Lloyd and Marlene to see if they are experiencing the same problem and Margo will also check this in the next couple of days. Ruth moved that the resurfacing be done if it would not cost over \$200.00. Joe seconded the notion without objection.

Nathan said that he had found a blower on the internet for about \$150.00. We would also have to have the blower shipped and installed. Larry said that Dennis gave him a price of \$250.00 for the blower, and \$40.00 for installation. After discussion, the Board voted to have Dennis install the new blower.

Al said that both restroom floors needed to be repainted. He recommended using epoxy paint which was more expensive but worked better on these floors. Ruth moved that Dennis or Larry be told to proceed with this if the cost was less than \$200.00. Pat seconded the motion which passed unanimously.

Nathan said that he had found a very inexpensive computer to monitor the security cameras but the software program was too expensive. The cost of a DVD recorder was about \$400.00. The Board had decided to hold off getting a new one until next spring.

RV YARD CLEAN UP. Larry will put a notice in the newsletter saying that tires, batteries, propane tanks, and other such items will be removed after October 15th. He will call Ray Alexander and put a specific notice in the newsletter regarding the kayaks. None of the Board members knew who owned the kayaks.

DECKS. Larry Metzger has completed work on seven decks and is working on three more. The members all said their decks had been done. We need to check for other owners who painted and stained themselves.

ROOF REPAIR. Last winter, the roof over the Davis unit, 3800 B5, developed a leak. Snow had to be removed from the deck. Al Stark presented a proposal to repair this costing \$6,783.00. Al said that the water had leaked under the shingles at the skiffer which drains the flat sections of the roof. The staples had failed and the whole section of the shingles could be lifted off the surface of the roof. For this reason, he said the entire roof needed to be replaced. He also recommended installing an ice and water membrane under the entire section. The Board agreed that this was a much more expensive than anticipated. There was also some concern about whether the same problem was likely to occur on the rest of the buildings. After discussion, Ruth moved that Larry check with a couple of other roofing companies to see if they would give us a proposal. If not, we should go ahead and have Stark do the repairs. April seconded the motion which passed without objection.

Larry said that Larry Metzger was checking with another painter to repaint the ceilings in Kathy Bitterman's unit and the Davis unit.

POOL REPLACEMENT. Larry contacted Dennis Brady concerning replacement of the pool. Dennis contacted San Juan Pools in Denver and one other pool supplier. He gave San Juan the measurements. Dennis said that based on the information the he gave them, a new shell for the pool would run about \$25,000.00 and the labor to install this would be \$30,000.00 - \$35,000.00. Dennis said the representative

from San Juan Pools had agreed to meet him on Wednesday afternoon to get a first hand look at the existing pool. A more definite proposal would be obtained at that time. Dennis will also ask about patching or resurfacing the weak areas in the existing shell.

FINANCIAL REPORTS. The Board then reviewed the financial reports for the first half of the year. Larry said that these reports were late because we had a new bookkeeper at Dalby, Wendland and Co. and there were several corrections. He said we had \$711.00 more cash in the checking account.

The main issues he pointed out to the Board were snow removal, sprinkler repairs, power washing the stairwells, and pool and hot tub maintenance. Snow removal was high because of last winter. Usually we do not remove a bill for snow removal until after the first of the year.

At the recommendation of Terry Knob at Crystal Properties Management, Bvarick Brothers was hired to do the snow removal for next year. They will be charging \$105.00 per hour for one man and equipment. This was about \$20.00 more than Ken Golden, but they have better equipment and could do the work in less time. The Board also noted that the work last winter could have been better.

Larry said that the main problem was the added cost for pool and hot tub maintenance and repairs. He was going to move one of the repair bills to the major repair fund because it involved replacing a water valve coming into the pool. This will lower the cost of the current repairs and maintenance, but money still had to be spent. He said that the hot tub expenses were running about \$200.00 per month more than last year and pool expenses were \$500.00 to \$600.00 per month more.

He recommended that the Board try to reduce the fall clean-up expense and hold back expenses where possible. The financial reports for the 3rd quarter will be done during October and he will try to have these available for the October meeting.

Ruth suggested a paragraph in the newsletter asking the residents to help clean the yard and carports. We need to help to save money for the chip and seal project next spring.

Rebecca offered to host the next meeting on October 27, 2008.

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted,



Larry White
Sec

TREASURER'S REPORT
 REDCLIFF CONDO-H.O.A.
 August 25, 2008

All bills received to date have been paid except for natural gas for the pool. This bill was for \$782.70, \$230.00 more than the July bill so I asked them to check it. I also have not paid \$994.97 to Rainbow Connection for closing the pool and the ABC Tree bill for \$2,785.00.

The Association balances are as follows:

Alpine Checking Account		\$ 2,911.67
Alpine Money Market Account		<u>34,715.02</u>
	TOTAL	\$ 37,626.69

Accounts Receivable

Balance due July 1, 2008		\$ 38,124.73
Received in July		(21,545.33)
Received in August		(9,341.55)
Received in September to date		<u>(2,974.00)</u>
	Balance	\$ 4,263.85

Past due accounts:

Sims		\$ 323.10
Stanfield		<u>\$ 858.50</u>
		\$1,181.60

Unpaid Special Assessments:

Sims		871.85
Stanfield		<u>1,054.35</u>
		\$1,926.20