

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
August 25, 2008

The regular meeting of the Board of Managers of the Red Cliff Condominiums H.O.A. was held Monday, August 25, 2008 at the picnic area by the pool.

Present were:

Jane McCorkle	Janice Barker
Al Scholz	Ruth Edmonds
Rebecca Rosenberg	

Also present was Secretary Larry Mincer. The President called the meeting to order at 7:10 PM.

The President called for approval of the minutes of the Homeowners' meeting held on July 28, 2008. The minutes were approved without corrections.

TREASURER'S REPORT. Larry presented a Treasurer's report. He said the Stephanie Stanfield is again behind on assessments. He said this was of some concern because last time she had refinanced her unit to pay the balance due then. The Board agreed that she should not have use of the recreational facilities until her account is brought current.

FINES AND WARNINGS. No new fines or warnings were issued during the last month. There have been cigarette butts in some areas of the complex and the Board members will watch and see if the parties can be identified.

LAWN MAINTENANCE. Jean will tell Ed Ptacek to do some spraying. The sprinklers have been repaired but some still need to be adjusted.

TREE TRIMMING AND REMOVAL. Jean and April Walker walked around the complex to see which trees needed trimming or removal. Jean has talked to John at ABC Tree Care. He will remove some of the trees including two Russian Olives. One of the pine trees on the west side of the 3800B building will be removed. There will be some reimbursement for the removal of the Russian Olive trees but not as much as last year.

POOL AND HOT TUB. Larry tried to contact Nathan Tower before the meeting but was unable to do so. Nathan found a blower for the pool on the internet but we do not know if he discussed this with Dennis Brady. He also said he could build a monitoring system for the pool using a computer but had not given Larry Metzger any details. Jean will contact him after the meeting.

The Secretary talked to Larry Metzger who recommended fixing two of the posts on the northwest side of the pool fence. He recommended new cement footers and a short post next to each existing post and tying the posts together. The Board unanimously agreed to have him proceed with these repairs and painting the rest of the fence.

POOL REPLACEMENT. Janice reminded the Board that Dennis Brady had said the pool shell was beginning to show signs of wear and might have to be replaced. She said that the Board should see about the cost to replace the pool. She felt that this was something the Board should do so the owners would be aware of the potential cost.

RV YARD. The yard has been cleaned. Larry said that he had received a note from Marlene Manown about the large fifth wheel trailer which was parked in there, as well as removing some of the items such as motor vehicles that did not run and the old boat trailer. Al said that the fifth wheeler was blocking more than just one space and suggested that it be moved and turned to face the gate. Rebecca said that she would have this removed.

Larry said that the owners had been told that the old tires and other items including the washer/dryer and propane tanks were not appropriate for storage in the RV yard. He will send a notice to everyone stating that these items will be removed and discarded unless claimed by the owners within a two week period.

DECKS. Larry Metzger has stained eight of the decks and is working on another four. The Board will do another check and remind the owners that need the railings stained and painted.

PARKING LOTS. Larry said that GMCO was unable to obtain any more of the oil required to do the chip and seal. None of the chip and seal companies have any oil and there would not be anymore chip and seal this summer. GMCO will put us on the list to have the lots done next spring.

PROPERTY MANAGEMENT. Larry talked to Teri Knob. Teri said she would like to know as soon as possible whether or not the Board was going to hire Crystal Property Management for next year. Jean said she had talked to two other companies. Both were considerably more expensive than Crystal Property. Judy Arnold at Bray and Company was not doing homeowner associations. The Board agreed that we should tell Teri that we would be retaining them for property management starting the first of the year.

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

Respectfully submitted,

