

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
July 28, 2008

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, July 28, 2008 at the picnic area by the pool. Present were:

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

Also present were Pat Davies and Secretary Larry Mincer. The President called the meeting to order at 7:06 PM.

The President called for approval of the minutes of the Homeowners' meeting held on June 8, 2008. Al moved the minutes be approved, and Joe seconded the motion which passed unanimously.

TREASURER'S REPORT. Larry presented the Treasurer's report. He called the Board's attention to the fact that Stephanie Stanfield was again falling behind in her payments. The Board voted to advise her that pool privileges could be suspended until the account is brought current.

Larry presented a bill from Ray Alexander for snow removal during December of last year. He said that he had checked the records and neither Larry Metzger nor SOS Temporary Services shoveled snow that month. The Board authorized the Treasurer to pay the bill.

FINES AND WARNINGS. Al Scholz reported that Mrs. Sims' daughter was again smoking on the deck. There were cigarette butts on the deck below as well as on the ground. This is at least the fourth time that there have been cigarette butts thrown on the deck below. Al contacted Mrs. Sims, who said she was trying to keep her daughter from doing this. The Board voted to fine her \$100.00 and suspend the pool privileges for thirty days.

Al asked the owners in 1300 A5 and A8 to clean up their carports and they did so.

Al observed several overnight guests in the 3800 A6 unit owned by Ruth Edmonds. The occupants were parking behind the car in the carport, blocking access to the sidewalk. There were also cigarette butts around the carport and near the stairwell. Larry will contact the property manager to get the names and send a warning letter.

LAWN MAINTENANCE. Larry Metzger said the sprinklers had been adjusted in an effort to cover the dry spots. Both he and Ed Ptacek were working on making sure that all the sprinklers were working and covering the dry areas.

Jean talked to Ed Ptacek about spraying. He will spray the weeds in the rocks. Jean also asked Ed about the sod and he will get a price.

Larry Metzger said there were spider mites in the trees by the pool. The Board will ask him to spray these trees.

TREE REMOVAL. Jean met with John at ABC Tree Care. He had submitted a proposal to remove trees and trim totaling about \$4,500.00. He also said he would remove the pine near Al's unit for \$495.00 and the elm tree by the garden for \$650.00. Jean also talked to Ed Ptacek who offered to remove these for \$450.00 each. The Board also said that John needs to remove the stumps from last year. Jean will contact John concerning some removal this year, including Russian olives if we will be reimbursed again.

POOL. The blower for the hot tub has once again failed. Larry checked the records and four blowers costing approximately \$350.00 each have been installed over the last four years. The Board discussed the problems with the types of blowers. Nathan volunteered to check on getting a better blower which would last longer. He will do so and contact Dennis about this.

The security tape is also not functioning. Larry Metzger had suggested that we replace this with digital recording unit. Nathan said that he dealt with this type of equipment and would check to see if digital equipment could be purchased.

RV YARD. Larry had sent a notice concerning items in the RV yard in the July newsletter. The Board believed the washer and dryer were from renters who had moved out and should be removed. Larry will post a notice asking the residents to have the tires removed by August 15th. If not, the Board will make arrangements to get rid of them. Some of the other items which will be removed include propane tanks. Once the extra items are removed, the weeds can be cut down and the place straightened up.

DECKS. Larry Metzger inspected the decks and handrails. He said that all but three of the units needed either the decks, the handrails or both restained and painted. He would charge \$120.00 for doing the decks, but probably more for doing the handrails. Larry will check with him concerning a price and contact the owners that need the work done.

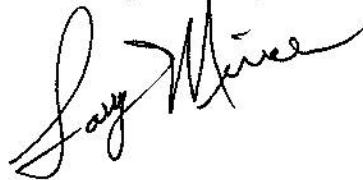
PARKING LOTS. Al reported that while Larry was on vacation, he met with Matt concerning the remaining areas that needed new asphalt. These had been marked and Matt had presented an estimate for \$4,700.00. This was considerably more than the \$2,500.00 estimate that Bill provided last month. Al and Jean had gone over this and the one long strip by the 3900A unit parking lot does not need to be done. Larry will talk to Matt about this and see if we can get a price reduction.

ELECTION. Larry reported that Janice Barker was moving and would be renting her unit. She therefore does not want to be President for the coming year. Jean will continue as President and April was elected Vice-President.

The next meeting is scheduled for August 25, 2008 at the picnic area by the pool.

There being no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,
Larry Mincer, Secretary

A handwritten signature in cursive script, appearing to read "Larry Mincer". The signature is written in black ink and is positioned below the typed name.

TREASURER'S REPORT
REDCLIFF CONDO-H.O.A.
July 23, 2008

All bills received to date have been paid.

The Association balances are as follows:

Alpine Checking Account	\$ 8,364.73
Alpine Money Market Account	<u>39,195.72</u>
TOTAL	\$ 47,560.45

Accounts Receivable

Balance due July 1, 2008	\$ 38,124.73
Received in July to date	<u>(16,261.53)</u>
Balance	\$ 21,863.20

Past due accounts:

Stanfield	\$ 621.50
Merrill	528.00
Sims	212.00

Unpaid Special Assessments:

Abrahamovich	\$ 783.65
David	396.80
Sims	871.85
Stanfield	<u>1,054.35</u>
	\$3,106.65