

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

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, April 28, 2008, at Jean McCorkle's residence. Present were:

Jean McCorkle Ruth Edmonds
Al Scholz

Also present were Pat Davies, Lisa Hofsess and Secretary Larry Mincer.

The Secretary said that a quorum was not present.

The first item of business was the minutes of the meeting of March 24, 2008. There were no corrections by the Board members present.

The members reviewed the Treasurer's report dated April 28, 2008. Larry said there were sufficient funds to pay Asphalt Services for their work when they were done.

FINES AND WARNINGS. Al has warned the Davids in 3800-B3 about cigarettes and their dog.

Lisa said that there was a fire on the deck of the unit owned by Bob David. She found the door to the unit open, so she went in, went out on the deck and put out the fire. Larry said Section 13.8 of the Condominium Declaration grants owners an easement through a unit to prevent damage to common areas, which include decks.

Jean asked that a letter be sent to Towers telling them not to walk their dog on the grass. Larry reported that there were cigarette butts on the northwest side of the pool near the door to the tool room. Al thought these were being left by kids, but he had not caught anyone yet. There are also cigarette butts behind 1300-A7 facing the tennis court. Larry will contact the owner concerning this.

PARKING. Al said guests were still parking in the north lot. He asked if we could put a sign on the existing post in larger letters saying "guest parking only on street". He said the letters on the new signs were small and a person driving into the parking area does not have time to read everything.

LAWN MAINTENANCE. Larry presented the proposal from EJP Labor Services. The mowing charge was increased from \$210.00 last year to \$225.00 this year. Ed Ptacek was also proposing a \$200.00 increase in the weed and fee application and an increase from \$300.00 to \$475.00 for winterizing the sprinkler. The Board members present agreed to continue with EJP. Larry was instructed to negotiate a reduction in the price for the weed and feed application. Ruth suggested that aeration not be

done this year since it has been done for the last few years. Al suggested we check on power raking or thatching. Ruth agreed and also suggested that the needles be left under the pine trees to help keep moisture in the ground.

TREE REMOVAL. Jean recommended that we put a shrub, possibly a lilac bush, where the Russian olive tree was removed. Al will ask Rocky if he would be willing to dig the hole for the bush. Jean will call ABC Lawn Care about tree removal. The Board had previously agreed to spend between \$3,000.00 and \$4,000.00 this year.

Jean asked about replacing some of the damaged areas with sod. Al will talk to a sod company.

POOL OPENING. Larry said that the pool was normally opened on Memorial Day weekend. Memorial Day is the 26th of May this year.

ANNUAL MEETING. The annual owners meeting is scheduled for June 8, 2008 rather than June 9th as stated in the newsletter. The Association is required to send notices no later than ten days before the meeting. Jean will also write a letter to the owners.

DUMPSTERS. The members present recommended that lids be placed on all of the remaining dumpsters. Two additional lids will be needed.

DECKS. Al said that some of the decks needed the boards stained and the railings repainted. He will have Larry inspect all of the decks and prepare a list as to what needs to be done on each deck.

Ruth suggested that we put new signs in the carports on each building. The current building signs are not lit and cannot be seen in the dark. She recommended that the numbers be put inside the carport on the ceiling drop behind the carport lights. She said a lit sign will be seen much easier.

Jean said that April had agreed to do the flowers in the pool.

The fourth Sunday in May is Memorial Day. The members suggested that we move the May meeting to the 19th. We can then discuss the issues to be brought before the owners and how to increase the turnout.

There being no further business, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,

Larry Mincer, Secretary

