

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.  
BOARD OF MANAGERS SPECIAL MEETING  
March 10, 2008

A special meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, March 10, 2008, at April Walker's residence. Present were:

Jean McCorkle	Janice Barker	Lloyd Manown
Al Scholz	April Walker	Josh Goodman
Mike Schneider	Ruth Edmonds	Pat Sprick

After further discussion of the proposal and visit from representatives of Crystal Property Management (CPM), and Larry Mincer's eventual timeline to retire as Secretary/Treasurer, the following motion was made by Janice Barker, seconded by Ruth Edmonds, and agreed upon by all present:

To continue to pursue the option of professional property management for the Red Cliffs Condominium Association by asking the following list of questions to CPM, pursuing comparative information on at least two other professional property management companies, preparing to list this item on the docket of the annual meeting, and to hold additional meetings during the interim as necessary.

Questions to pose to CPM:

- 1) Could we continue to work with Larry Metzger at the rate of \$45 per hour?
- 2) Please define the parameters of the property you would inspect during the weekly walkabouts.
- 3) Can we have agreed-upon variation in our point-person that you communicate with (if the President is on vacation, for example).
- 4) What are the timeframes in which your company prefers to contract new business with an HOA?
- 5) Can we work through a transitory period from Larry Mincer to professional property management with you as it relates to fees, duties, etc.
- 6) Does your company remove snow from sidewalks of the property, both internal and external? Does the HOA need to pursue purchase of a mechanical snow remover?
- 7) Do you have a referral list we could call?

Other actions of the board in the meantime will be to make personal inquiries of the experience others have had with local property management companies, both positive and negative. Once we have more pinpointed information on qualified property management companies, Jean will call them to request a general copy of their proposal.

Lloyd states it is important to honor Larry's contract with us through the end of the year; and to work with professional property management on a transition basis during that time to the best ability of all involved.

It was agreed by all that information about this topic should be sent to all property owners for their input and feedback well in advance of the annual HOA meeting, and will include a reminder of that meeting date.

This subject will be on the docket of the June 2008 homeowner's meeting for discussion and decision.

There being no further special business to discuss, the meeting was adjourned at approximately 8:00 P.M.

Respectfully submitted (as acting Secretary),

*Janice*