

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

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, January 28, 2008, at Lloyd and Marlene Manown's residence. Present were:

Jean McCorkle	Pat Davies
Lloyd Manown	Janice Barker
Ruth Edmonds	April Walker

Also present were Marlene Manown, Harold Pressley and Secretary Larry Mincer.

President Jean McCorkle called the meeting to order at 7:10 P.M.

MINUTES. Jean asked for approval of the minutes of the meeting on November 26, 2007. Ruth said that the motion to increase the fees for secretarial services did not pass unanimously. The minutes were approved as corrected.

TREASURER'S REPORT. The Board reviewed the Treasurer's report.

FINES AND WARNINGS. Jean said a warning should be issued to the owner of a white medium-sized dog. She thought the dog belonged to Margo Dunn. Janice will check with her.

PROPOSAL FOR CRYSTAL PROPERTY MANAGEMENT. Janice presented the proposal from Crystal Property Management which had been previously been distributed to the Board members. She said she believed that the Board should consider professional management. Real estate values in the area have been increasing and she believes it is important to have professional management to protect the owners' investment. She said the association needed a plan to schedule and pay for major repair expenses. She also said that Colorado statutes require the association to carry a reserve for future repairs.

Lloyd Manown said that the Board had approved a schedule for future major repairs and distributed a copy. He said the Board chose to cover the additional expenses by special assessments.

Marlene asked if owners should put disclaimers in sales contracts to avoid liabilities. She also did not believe that the association needed a website.

Ruth said the Board would have more active control of the association through professional management. At her request, Larry reviewed the duties of the property management company as set forth in paragraphs 5 and 6 of the proposed contract.

The duties listed in these two paragraphs are currently performed by him or by Dalby Wendland, who prepares and files the quarterly financial reports and annual tax returns. Larry Metzger usually supervises the work of contractors and repairmen on the property and Board members sometimes obtain bids on the work to be performed for the association.

The Board decided to continue the discussion at the next meeting. Larry will provide a list of his duties and the amount of the monthly expenses paid by the Board for the services Crystal Property proposes to perform.

SNOW REMOVAL. Lloyd said that a large pile of snow had been placed over one of the storm drains. He thought Ray Alexander did this in order to make room to park his vehicles. Josh will talk to Ray about clearing the drain and will let Lloyd know by Wednesday whether or not Ray will do this. If not, Lloyd will ask the city.

Larry said that SOS Temporary Services had agreed to provide one person to shovel our sidewalks when necessary, which usually takes about four hours. Lloyd moved that we also have this person shovel the outside sidewalks, especially the areas which Ken Golden misses with his plow. The motion passed unanimously

Lloyd also suggested that Larry Metzger look into getting a snow blower and tractor with a small trailer which could be used year round to move limbs, dirt and other material. Larry said the steps on the sidewalks could make it difficult to use a tractor to remove snow.

OTHER BUSINESS:

Mike was not present to discuss his request for a new floor. Janice said she asked a flooring contractor about this and was told that the proposed padding did not work well.

Larry advised the members of the city's plans to have a committee look into a new bridge south of the airport (again).

April volunteered to host the March meeting. There being no further business, the meeting was adjourned at approximately 8:45 P.M.

Respectfully submitted,

Larry Mein, Secretary