

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
October 22, 2007

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, October 22, 2007, at Lloyd and Marlene Manown's residence. Present were:

Jean McCorkle	Pat Davies
Lloyd Manown	Janice Barker
Ruth Edmonds	

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

MINUTES. Jean asked for approval of the minutes of the September 24, 2007 Board meeting. Ruth pointed out that her unit was 3800-A6 rather than 1300-A6. Lloyd moved that the minutes be approved as corrected. Ruth seconded the motion which passed unanimously.

DUMPSTERS. The trash dumpsters have been repaired and returned. Cables were installed on the lids to keep the bears out. Larry Metzger also filled the holes in the dumpster sheds so the dumpsters could be moved in and out.

SPIDERS. Jean said that Mountain Pest would spray for spiders for \$450.00. The Board agreed that this should be done and Jean will call Mountain Pest.

TREASURER'S REPORT. The balance in the checking account is almost \$10,000.00. Larry said he had previously been instructed to keep the approximate amount of the major repair fund balance in the money market account. The Board decided to transfer all excess funds to the money market account to increase the interest earned on the Association funds.

Larry will call Dustin Diaz about his unpaid assessments.

LAWN MAINTENANCE. Larry Metzger contacted two temporary labor companies. One did not have workers compensation insurance and did not verify compliance with immigration laws. SOS Services would charge \$21.00 per hour. Larry would have to supervise the cleanup. Considering Ed Ptacek's experience use of large mowers and other equipment, both Larry Mincer and Larry Metzger recommended that EJP proceed with the fall cleanup.

The Board agreed to look at planting new trees next year.

GUTTERS. Down Valley Gutters submitted a proposal to do gutters above the decks and stairwells on all six buildings for a total of \$4,834.00. Larry said the proposal

was not clear and there was no detail of the actual work to be performed. He did not know if this included repairs to the existing gutters or just new ones. Most Board members thought the cost was very high. Larry will ask them to submit a more detailed proposal including the location of the downspouts.

CHIMNEY SWEEPS. The chimney inspection and cleaning has been completed. Janice said we should send the notices earlier to give the owners more time to prepare. She also is concerned about fire dangers including the burning of trash in the fireplaces, proper disposal of ashes and tree limbs hanging over decks with barbecues. She recommended that the owners be sent a notice concerning the fire danger with an important alert stamped on the envelope. Jean will get a stamp.

BIKE STORAGE. The Board agreed that we should again ask residents to put names on their bikes. Next spring, the storage areas will be checked and abandoned bikes removed.


MANAGEMENT CONCERNS. Janice asked the Board to look at management and long range planning. She and Ruth said that in many condominium associations, major repairs including painting, new roofs and landscaping are budgeted over a twenty or thirty year period. Owners are assessed to cover these future costs. This reduces the need for special assessments. Larry said that this is common practice in newer developments but was not required when the Red Cliff condominiums were built. About one-eighth of the Red Cliff's assessment is designated for the Major Repair Fund. Janice has looked at the previous repairs and said the Board should consider hiring a company to do a projection of the future costs for major repairs. She also said the Board should consider professional management.

The budget for next year will be adopted at the next meeting. Larry reminded the Board that if the assessments are increased, notice must be sent to the owners by the end of November. The driveway repairs are scheduled for next year. The Board will again consider Janice's suggestions after the adoption of next year's budget.

Lloyd offered to host the next meeting which will be November 26, 2007.

There being no further business, the meeting was adjourned at 8:40 P.M.

Respectfully submitted,



Larry Mincer, Secretary