

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
September 24, 2007

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, September 24, 2007, at Mike and Joy Schneiter's residence. Present were:

Jean McCorkle
Al Scholz
Lloyd Manown

Mike Schneiter
Janice Barker
Pat Davies

Also present were Ray Alexander and Secretary Larry Mincer.

President Jean McCorkle called the meeting to order at 7:06 P.M.

Mike moved that the minutes of the Board of Managers meeting of August 27, 2007 be approved. Al seconded the motion, which passed unanimously.

TREASURER'S REPORT. The Board reviewed the Treasurer's Report dated September 24, 2007. Larry said that three units had prepaid the parking lot assessment. He also said that it was not uncommon for Sharon Stevenson be behind in her payments because she usually pays only about twice a year. The report was approved without objection.

RAY ALEXANDER FINE. Ray Alexander appeared before the Board to appeal the \$100.00 fine assessed against him for allowing his children in the pool without proper supervision. He said he had not received a warning about this rule and questioned the amount of the fine. Larry said that Mr. Alexander had received previous written warnings in March, 2006 regarding parking two vehicles in the lot, March, 2007 regarding an all-terrain vehicle under the stairs and August, 2007 regarding the cat in his unit. He also said that Association Rule 21 provides for a \$100.00 fine for violation of pool rules and states that fines may be assessed even if the second or subsequent offense is a violation of a different rule. Jean told him that the Board was very concerned about the dangers of unsupervised use of the pool by small children. The Board unanimously agreed not to waive the fine and Larry will write Mr. Alexander a letter.

FINES AND WARNINGS. Larry will contact the property manager about the number of people who appear to be living in the Edmonds unit (1300-A6).

LAWN MAINTENANCE. Larry said he had contacted Larry Metzger about hiring day laborers to clean the stairwells. EJP Labor Services charges \$35.00 per hour for this work. The Board agreed that we should try to have this done at a lower hourly rate.

TREES. Jean will meet with John at ABC Tree Care to pick the Russian olives to be removed. She hopes to have this done by the end of October so that the Association can get the reimbursement.

POOL AND HOT TUB. The pool was closed the week after Labor Day. Larry has not received a bill for the closing.

Larry said he had received a bill from Dennis at Rainbow Connection for \$1,527.27 for a new pump for the pool. Dennis had told him that the new pump would cost \$645.00 and replacing the motor on the existing pump would cost \$450.00. These figures were for the parts only and there would be some labor. Dennis had said the labor costs would be higher for repairing the old motor. Dennis was told to get the new pump and install it. Larry said he did not feel that Dennis had given him an accurate estimate. While the pump itself did cost \$665.00, the additional plumbing materials were over \$200.00 and the labor was almost \$600.00. The Board agreed that the bill should be paid, but Larry will tell Dennis that we expect more accurate estimates in the future and may require that he give us a cost not to exceed a certain amount.

Larry has also received a bill from Dennis for \$775.00 for the new pool filter. When Dennis installed the new pump, he left one of the valves closed and the filter was broke. The filter was over twenty years old and replacement parts could not be obtained. Dennis said that the new filter would cost about \$800.00. While he said he realized that some of this was his responsibility, he believed that the filter would only have lasted for two or three more years. His bill included only the cost of the pump and he did not charge for approximately nine and one-half hours of his labor. The Board agreed to pay for the new pump.

Dennis was the first person to contact the young sitter and Ray Alexander's children when they entered the pool. He told them that they could not be in the pool area and followed them back to their apartment. Since the sitter was alone with the children, she locked the door and would not open it when Dennis knocked. This was an additional incident which causes problems for the Association. Dennis has previously got into verbal and physical arguments with residents and other workers in the complex and the police have had to have been called at least twice. Larry said that he has discussed this matter with Dennis several times and did so again after the last incident. The Board instructed Larry to write Dennis a letter telling him that he is not, under any circumstances, to make contact with anyone in the pool area nor any other people working at the complex.

DUMPSTERS. Two dumpsters are being repaired. Al suggested that the holes in the asphalt under the dumpster sheds be filled to make moving the dumpsters easier. He will also talk to Larry about a way to fasten the lids to prevent bears from getting in the dumpsters.

GUTTERS. Down Valley Gutter was supposed to submit a bid for the additional gutters, but had not done so at the time of the meeting. Larry will contact them.

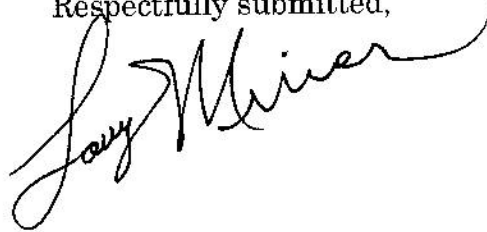
CHIMNEY SWEEPS. The chimneys needed to be inspected this year and cleaned where necessary. Larry will contact Dances With Roofs to schedule this and advise the owners when this will be done.

Janice said that she had noticed lots of spiders this year. Other members had also noticed this. Jean will contact Mountain Pest.

Lloyd agreed to host the next meeting scheduled for October 22, 2007.

There being no further business, the meeting was adjourned at 7:55 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Larry Miner". The signature is written in black ink and is positioned below the typed name "Larry Miner".

TREASURER'S REPORT
REDCLIFF CONDO-H.O.A.
September 24, 2007

All September bills are paid except for \$1,527.27 for the new pool pump and \$775.00 for new pool filter. We should discuss these. I also paid Travelers \$4,204.50 which is the final installment on the insurance.

The Association balances are as follows:

Alpine Checking Account	\$ 6,109.26
Alpine Money Market Account	<u>18,098.95</u>
TOTAL	\$ 24,208.21

Cash includes \$2,586.00 prepaid parking lot assessments.

Accounts Receivable

Balance due July 1, 2007	\$ 27,884.19
Prepaid parking lot assessments	2,586.00
Received in July	(14,954.60)
Received in August	(6,460.00)
Received in September to date	<u>(5,436.00)</u>
Balance	\$ 3,619.59

Past due accounts:

Jay Abrahamovich	\$ 345.00
Sharon Stephenson	1,075.00
Kathy Bitterman	320.00
Dustin Dias	320.00
Stephanie Stanfield	215.00