

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
August 27, 2007

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, August 27, 2007, at April Walker's residence. Present were:

Jean McCorkle
April Walker
Joe Sprick

Al Scholz
Ruth Edmonds
Mike Schneiter

Also present was Secretary Larry Mincer.

President Jean McCorkle called the meeting to order at 7:05 P.M.

Al moved that the minutes of the Board of Managers meeting of April 30, 2007 be approved. April seconded the motion, which passed unanimously. Ruth moved that the minutes of the meeting of July 30, 2007 be approved. Joe seconded the motion which passed unanimously. The Board also reviewed and approved, without objection, the minutes of the Homeowners meeting on June 10, 2007.

TREASURER'S REPORT. The Board reviewed the Treasurer's report dated August 24, 2007 and financial reports for the first half of the year. Larry said the cash balances have increased because of the increased assessment and decreased insurance, trash and snow removal expenses. Ruth asked about the \$3,600.00 paid Rainbow Connection in June. Almost \$2,200.00 was for opening the pool which was actually about \$400.00 less than last year.

FINES AND WARNINGS. A few teenage kids were asked to stop riding bikes on the rocks in the complex. The Board was asked to watch for a small Chihuahua dog which had been seen running loose. The owner will be given a warning.

LAWN AND YARD MAINTENANCE. Jean checked with the city weed control department on the Russian olive trees. The state will reimburse up to 50 per cent of the cost of removing these up to a total of \$1,000.00. The cost for removing the Russian olives totaled approximately \$3,600.00. Al moved that Jean and Larry Metzger designate four or five Russian olives to be removed, costing not more than \$2,000.00 before reimbursement, and that the Board spend up to \$2,000.00 to trim and remove the more dangerous trees. Joe seconded the motion which passed unanimously.

Joe said the sprinkler near the northwest corner of the tennis court was broken. Larry will be asked to check this.

Larry reported that he and Larry Metzger had looked into the costs of cleaning the rocks underneath the stairwells. Day laborers would cost \$18.00 per hour. Larry Metzger estimated that the cost would run between \$500.00 and \$800.00. Larry will have to supervise them and check on the work from time to time. Ruth moved that we hire the laborers to remove twigs and other debris under the stairwells and power wash the rocks. Al seconded the motion which passed unanimously.

POOL AND HOT TUB. Joe asked if the security cameras had reduced the number of pool violations. Al said that there had been at least two instances where the tapes had aided catching the offenders.

Larry reported that Dennis had replaced the sand filter for the pool. Dennis told him that while doing the regular maintenance, he forgot to open one of the valves on the filter. As a result, the domed cover cracked. He was unable to obtain a replacement and had ordered and installed a new filter. Dennis believes that the old filter was the original filter on the pool and would have had to be replaced within the next two to three years.

Larry said that Dennis gave him the impression that he should not have to pay the entire cost of the new filter since the old one was about twenty-five years old. Al said he also believed Dennis hoped to be at least partially compensated. The Board will discuss this at the next meeting, after the bills for the August pool maintenance and the pool closure have been received.

PARKING LOT REPAIRS. Larry has heard nothing further from either company concerning the work. It does not appear that the work will get done this year.

GUTTERS. Larry Metzger was unable to obtain estimates from any gutter companies for installing new gutters. The matter was tabled until the next meeting.

MAILBOX REPAIRS. One of the large posts on the mailboxes between the 3900-A and B buildings rotted and the mailboxes were leaning dangerously. Larry Metzger braced this and tied the mailboxes to cable wrapped around one of the larger trees. The Board agreed that this needed to be repaired as soon as possible.

COVENANTS. The Board then discussed amending the condominium declaration and covenants to reflect the changes in the common interest ownership act. Larry said that in the event of a conflict between the declaration and the statutes, the statutes control. There may also be some additional changes in the next legislative session. The Board decided to table the matter. Larry will check on putting language in the annual notice, calling attention to the statutory provisions.

OTHER BUSINESS. Joe suggested that we have a plumber check the pipes in the crawl spaces. He believed that one of the pipes under his unit was weak and could rupture. We will have John Korrie check this.

There has been a report of mold in the unit owned by Bob Stepneuski. We will have Larry Metzger check this.

Al submitted a request to install one seven foot and one nine foot antenna poles on the roof for ham radio broadcasting and monitoring police and fire channels. The antennas would be attached to vertical surfaces, painted to blend with the roof, and properly installed to minimize the danger from lightning. Al agreed to remove them when he left. The Board agreed that he could proceed.

Joe Sprick said he intended to install a satellite dish and the Board agreed that this would be okay, as long as it was located in a place where it would be minimally visible and the wires were colored to match the building.

Al reported that he had cleaned the parking lot last weekend, after bears had tipped the dumpster. It took him an hour and a half to do this, and this was not the first time he had had to clean up. He felt he should be compensated for this and requested \$50.00. The Board discussed this issue. They generally agreed that it was unfair to expect Board members to maintain the premises and keep it clean without the assistance of the other owners in the complex. However, the Board was reluctant to set a precedent regarding payments to Board members. The matter will be considered further at the next meeting.

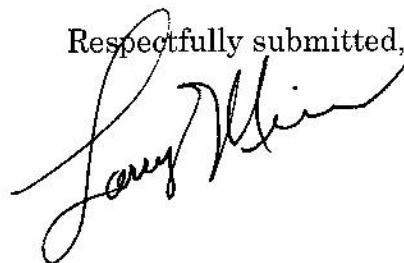
Al suggested that the holes in the asphalt, which prevent the dumpsters from being pushed into the sheds, be filled and that the lids be fixed. The Board agreed that this should be done.

Al then left the meeting and the Board unanimously agreed to send him a thank you note for his work and include a \$50.00 gift card from the Association.

The next meeting is scheduled for September 24, 2007. Mike may host the meeting and Larry will also check with Lloyd Manown.

There being no further business, the meeting was adjourned at approximately 9:00 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Larry Metzger", written in a cursive style.

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

All August bills are paid.

The Association balances are as follows:

Alpine Checking Account	\$ 13,810.34
Alpine Money Market Account	<u>18,098.95</u>
TOTAL	\$ 31,909.29

Accounts Receivable

Balance due July 1, 2007	\$ 27,884.19
Received in July	(14,954.60)
Received in August to date	<u>(2,855.00)</u>
Balance	\$ 10,074.59

Past due accounts:

Sharon Stephenson	\$ 860.00
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