

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
April 30, 2007

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, April 30, 2007, at Jean McCorkle's residence. Present were:

Jean McCorkle	Janice Barker
Al Scholz	April Walker
Lisa Hofsess	

Also present were Pat Davies, representing Joe Sprick, Ruth Edmonds and Secretary Larry Mincer.

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

The Board reviewed the minutes from the meeting of March 26, 2007. Jean moved that the minutes be approved as submitted. Janice seconded the motion, which passed unanimously.

TREASURER'S REPORT. The Board reviewed the Treasurer's report dated April 26, 2007. Larry noted that the balances in the cash accounts were high because almost half of the second quarter assessment has been received.

FINES AND WARNINGS. Lisa warned the owners in 3800 B6 about the construction materials in the carport, and these have been removed.

MAINTENANCE. Larry talked to Larry Metzger prior to the meeting. The sprinklers were being turned on and he had hosed down the stairs. The cleanup will continue.

GUTTERS. Thirteen of the twenty-four upstairs units have gutters above the decks. All of these have been put in by the unit owners. Jean will get an estimate of the cost of installing gutters from Larry Metzger. The Board agreed to write the owners without gutters requesting that they do this also. Jean suggested that the newsletter remind the owners to clean the gutters.

LAWN MAINTENANCE. Larry received a proposal from Ed Ptacek, EJP Labor Services, to continue the lawn maintenance. Mowing will be at the rate of \$210.00 per week, weed and feed applications will be done at \$475.00 each. Larry reported that Ruth Edmonds had contacted one lawn care service company and he had contacted two others. None of them were available this year. Jean said that the final cleanup last fall had not been fully completed and that we should have him reduce the spring cleanup charges. After further discussion, the Board agreed to hire EJP

Labor Services to do the yard maintenance this year. Larry will review the contract with Ed and ask for an adjustment as suggested by Jean.

POOL AND HOT TUB. The pool will be open for the Memorial Day weekend. April volunteered to plant flowers in the pots. The Association will reimburse her for the cost of the plants and flowers.

GARDEN. Jean said that there were one or two spaces left in the garden. She will put a notice near the mailboxes.

DRIVEWAY AND PARKING LOT REPAIRS. Al presented a bid from Grand River Construction Company to remove and replace approximately 3,000 square feet of asphalt and fill and level low spots for \$22,750.00. This would be adjusted to the actual number of square feet redone. GMCO submitted a bid to chip and seal the driveways and parking lots for \$28,088.80. The total cost would be approximately \$50,800.00 (\$1,060.00 per unit). Al discussed this with a local real estate agent who said the improvements would add about \$10,000.00 to the value of each unit. He recommended that we have the work done as soon as possible.

The Board discussed the bids and generally agreed to spend up to \$55,000.00 for the project. Larry said the balance in the repair fund from last year and this year's repair fund assessment would total approximately \$26,000.00. The Board agreed to spend \$13,000.00 from the repair fund, leaving a balance of \$42,000.00. This would be \$875.00 per unit.

Ruth said a special assessment totaling \$42,000.00 requires the approval of 75 percent of the owners. She called the Board's attention to the provisions of paragraph 8.17 of the Declaration which require the vote for any construction exceeding \$5,000.00, increased by the increase in the consumer price increase since 1978. Larry said he did not believe this would raise the threshold amount anywhere near \$42,000.00. Some of the Board members disagreed, saying this would make maintenance of the property extremely difficult. Larry recommended that the Board obtain a legal opinion regarding requirements for levying a special assessment.

Larry read a letter from Lloyd Manown stating that he would vote "no" on any proposal to fix anything other than the holes or cracks in the driveways.

The Board discussed the matter further and Janice moved the following:

(1) The proposals from Grand River Construction and GMCO are approved and the Association will proceed with the recommended repairs.

(2) A special assessment totaling \$43,200.00 be assessed at the rate of \$900.00 per unit for purposes of making these repairs. Owners may elect to pay the assessment in twelve monthly installments with a reasonable finance charge.

(3) The Association will borrow sufficient funds from Alpine Bank, if needed to timely pay the amount due the contractors for the work.

(4) The foregoing is contingent upon an opinion from a qualified attorney that the proposed assessment is valid and does not require the approval of 75% of the unit owners.

April seconded the motion, which passed unanimously.

ANNUAL MEETING. The annual meeting of the Association and barbecue will be held June 10th starting at 5:00 P.M.

The Board decided to meet in May. The next meeting will be May 28, 2007 in the picnic area by the pool.

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Larry Klein".

TREASURER'S REPORT
REDCLIFF CONDO-H.O.A.
April 26, 2007

All April bills are paid.

The Association balances are as follows:

Alpine Checking Account	\$ 19,840.79
Alpine Money Market Account	<u>6,071.33</u>
TOTAL	\$ 25,912.12

Accounts Receivable

Total due for second quarter - 2007	\$ 28,032.69
Received to date	<u>(13,224.70)</u>
Balance unpaid	\$ 14,807.99

Grand River Construction Co. (Rippys) submitted a bid to remove and replace 3,000 square feet of asphalt, and level low spots for \$22,750.00. GMCO submitted a bid to apply 5,107 square yards of 3/8" chip and seal covering the driveways and parking lots for \$28,088.80. Action on these will be taken at the meeting.