

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
March 26, 2007

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, March 26, 2007, at Lloyd and Marlene Manown's residence. Present were:

Al Scholz
Josh Goodman
Lloyd Manown
Jean McCorkle

Also present were owners 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 February 26, 2007. Ruth Edmonds said her name was incorrectly stated as "Bev". Al moved that the minutes be approved as corrected and the motion passed unanimously.

TREASURER'S REPORT. The Board reviewed the Treasurer's report. Larry asked if there were any questions concerning the financial reports from Dalby, Wendland and Company for last year, and there were no questions.

FINES AND WARNINGS. Susan Sims has been fined for dropping cigarette butts, ashes and other papers on the lawn below her deck and for leaving her Christmas tree on the deck.

MAINTENANCE. Larry will ask Larry Metzger about deck paint and stain. He will also be asked to get a report on how many upper decks do not have gutters.

POOL AND HOT TUB. Al reported that Dennis had cut back service of the hot tub to once a week. The chemical levels did not stay within the proper levels. Dennis said in order to control the chemicals, the Board would need a commercial chlorinator, costing between \$200 and \$400. He is now servicing the hot tub twice a week.

Josh submitted a report on the use of swim diapers in the pool. He said that pools are chlorinated in order to kill the bacteria which results from use of the pool by adults, as well as children. There are several swim diapers on the market and each contain instructions on the proper use. Josh said that he checked with the owners of several pools in the area and none of them prevented children in the pools with swim diapers and require these for small children. Larry said he checked with the Community Center and swim diapers were permitted. After further discussion, Lloyd moved that the last two sentences of Rule 3(c) be deleted and replaced with "Infants and toddlers

(up to three years old) must wear swim diapers in the pool". Al seconded the motion and it passed unanimously.

PARKING LOT REPAIRS. GMCO was asked to prepare a bid for the repairs to the parking lot recommended by John Rippy last year. Al said that he had not received a bid from GMCO or Rippy for repair work on the asphalt. He expected bids to run around \$30,000 to \$35,000. Larry said that the Association does not have sufficient funds to pay for the full repairs and a special assessment would be necessary. Ruth asked that the Board consider increasing the monthly dues based on the projected expenses rather than levying a special assessment.

INSURANCE COMPANY. Larry said workers' compensation insurance would cost about \$400. Our insurance agent recommended that we obtain this. Al moved that the Association obtain the workers' compensation insurance. Lloyd seconded the motion, which passed unanimously.

Larry said the employee dishonesty bond had been increased to \$200,000.00 to meet the requirements of the covenants. This will cost about \$400. Rich Lutke was unable to provide an appraisal of the buildings. Jean will talk to Bruce Bair and Larry will contact others. Larry said Travelers was doing an inspection which could result in some changes in the policy.

NEW RULES. Larry distributed the revised rules. He had made the changes discussed previously by the Board and reviewed the changed proposed by Lisa, April and Al. Most of their proposed changes were minor wording changes and correction of typographical errors which was done. Other specific matters were discussed, including:

(1) Lisa recommended that the rules provide that the Board of Managers "will", instead of "can" assess a late fee. Larry said that current language agrees with the language in the covenants. Interest and late fees are assessed on all late accounts. He did not recommend a change because the Board is sometimes asked to waive these fees. The rule was not changed.

(2) Lisa suggested changing the rule to provide that the city police will be called to "remove" those violating pool hours. Larry said that the last time that the police came out, they would not forcibly remove the party and he didn't feel we could tell the police how to handle the matter. No change was made.

(3) The Board agreed to amend the last part of Rule 3 to provide that owners are responsible for their tenants and their guests, and will be fined for rule violations. Larry had also added that Christmas trees may not be left on the decks in Rule 6, which was approved.

(4) The Board agreed to amend Rule 13 to provide that the use of "illegal" drugs, in public areas will not be tolerated.

(5) Jean recommended that Paragraphs d and e of Rule 3 regarding the swimming pool be reversed, so that the sanitary rule follows the rule on swim diapers.

After these revisions, the Board unanimously adopted the revised rules. A copy of the rules will be sent to each owner with the April statements and separately to each tenant.

NEWSLETTER. Larry asked if the Board had any items to go in the next newsletter. Jean said we should call attention to the new rules, and emphasis that the common areas and facilities are shared by all of the residents.

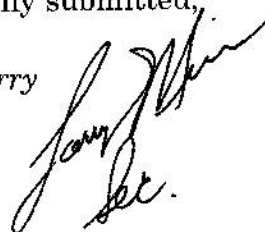
ANNUAL MEETING. The annual meeting of the owners will be held on June 10th. The Board agreed to have a barbecue before the meeting. Larry said that one of the requirements of the new statutes was an educational session for all owners. He recommended that this be done at the annual meeting.

LAWN MAINTENANCE. Larry said he had not received a proposal from Ed Ptacek, EJP Labor Service, but expected one shortly. Some Board members felt that he had not done a good job on the fall cleanup and that it was often difficult to get him to do any extra work. The Board agreed to contact other lawn services to see if anyone else would be interested. Ruth will get the name of the person who does the lawn care for another homeowners' association.

There being no further business, the meeting was adjourned at about 9:25 P.M.

Respectfully submitted,

Larry

A handwritten signature in cursive script, appearing to read "Larry". Below the signature, the word "Sec." is written in a similar cursive style.