

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

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, February 26, 2007, at Jean McCorkle's residence. Present were:

Jean McCorkle
April Walker
Al Scholz

Also present were owners Bev Edmonds, Arnold Davis, Harry Presley, Nate Tower and Stephanie Tower. Also present was Secretary Larry Mincer.

Jean called the meeting to order at 7:08 P.M.

The President asked for approval of the minutes of the meeting of January 22, 2007. Al moved that the minutes be approved. April seconded the motion which passed unanimously.

TREASURER'S REPORT. Larry distributed the Treasurer's report dated February 23, 2007. Stephanie Stanfield refinanced her unit and paid all of the assessments due. The Board also reviewed the financial report for 2006 prepared by Dalby, Wendland and Company.

Larry distributed a revised current budget for the general fund. This included the changes made by the Board at the November meeting and the increased assessments.

FINES AND WARNINGS. Schneiters, Karen Moriarty, and Rebecca Rosenberg will be asked to remove the Christmas trees from their decks. Susan Sims has been warned, so a fine will be assessed. The Board told Nate Tower that he could not install a wood screen door. He will contact Elmer Glass to get an approved door.

Jean said that several owners have been leaving boxes, boots, trash and stuff in the carports, along the stairwells and around the buildings. She asked that the owners and renters be reminded that the common areas are used by everyone and must be kept clean.

The building material next to the 1300B building has been removed.

Al recently picked up several cigarette butts from below the Sims unit and other butts have been found on the deck below. The Board directed the Secretary to send the owner a fine.

Nate or Jean will check with Rebecca Rosenberg concerning her cat. Mullinarys will also be reminded not to leave their cat out overnight.

MAINTENANCE. Larry Mincer will contact a welder to repair the trash dumpster. He will also ask Larry Metzger to check on the gutters over the decks.

POOL AND HOT TUB. Josh Goodman was not at the meeting, so the discussion of swim diapers was postponed.

Al said he reviewed the recent billings from Rainbow Connection. He is not able to verify the number of times Dennis works on the pool or hot tub. It appeared from his recent billings that he checked the hot tub at least twice a week and was draining and cleaning about every other week. Some of the inspections involved only adjusting the chemicals and he would spend about a half-hour. Arnold said the pool and hot tub maintenance expense was high and he knew part of it was the result of vandalism. He suggested that we put a clip board in the pump room and have Dennis sign in and put the chemical readings on the sheet. After further discussion, the Board approved changing the hot tub service to once a week and keeping track of the chemical balance.

Al reported that Dennis had installed a new blower and charged the Association for this. He had not previously charged for a new blower which was replaced last year under warranty.

DECK STAINING. Arnold Davis said that the covenants state that the decks are common areas and staining and other maintenance expenses should be paid by the Association rather than the individual owners. Larry agreed. Arnold also said that this would insure that the decks were checked and properly maintained to reduce the risk of injury.

NEW MOVING CHARGES. Larry said the explanation of the new moving charges in the January newsletter was incorrect. The additional charge will only be applied when the owner moves out.

Ruth said that the Association cannot treat owners differently from tenants if the covenants do not provide for this. She said the Association has adopted different rules for owners and tenants regarding pets and the moving charges. Arnold disagrees, saying that we can make different rules. No further action was taken.

INSURANCE COVERAGE. Arnold recommended that we review our insurance with our insurance agent. Larry and Jean met with Nettie Avery at Glenwood Insurance last December and updated the coverage. We obtained a new policy from Travelers instead of renewing with Allstate. Arnold said we should have workers compensation covering the Secretary and other independent contractors. We also need certificates showing liability and workers compensation coverage for independent contractors on the premises. We have received these and Larry will

check to be sure we have certificates from all contractors. Arnold and Larry will meet with Nettie.

Arnold recommended that the Association retain an attorney to review our compliance with the new statutes as well as the rules and other matters. Ruth suggested we contact Chris at Leavenworth and Karp's office.

NEW RULES. April, Lisa Hofsess and Al reviewed the rules and submitted their recommended changes. Larry will review these and incorporate them in the draft to be submitted at the next meeting.

PARKING AREA REPAIRS. Al will contact John Rippy about repairing damaged areas in the parking lot and laying a new chip and seal surface.

There being no further business, the meeting was adjourned at 8:55 P.M.

Respectfully submitted,

Larry Meier, Secretary