

MINUTES OF THE REDCLIFF CONDOMINIUMS H.O.A.
BOARD OF MANAGERS MEETING
January 22, 2007

The regular meeting of the Board of Managers of Red Cliff Condominiums H.O.A. was held Monday, January 22, 2007, at April Walker's residence. Present were:

Jean McCorkle	Joe Sprick
Lisa Hofsess	Al Scholz
April Walker	Mike Schneiter
Josh Goodman	

Also present was Secretary Larry Mincer.

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

The President asked for approval of the minutes of the meeting of November 20, 2006. Josh said that he had asked about the rule prohibiting children with swim diapers in the pool rather than in the hot tub. Lisa moved that the minutes be approved as corrected, Al seconded the motion and it passed unanimously.

TREASURER'S REPORT. Larry said the cash balances at the end of the year were slightly more than expected. The full financial report for the year will be available at the next meeting.

Larry also called the Board's attention to the unpaid assessments. Of the \$4,240.00 outstanding, almost \$1,800.00 was due from Stephanie Stanfield. She is trying to refinance the loan on her unit. There were four other accounts with substantial balances. He said he will send a letter to the past due owners that the balances need to be taken care of. Lenders request information concerning past due accounts and the fewer the better.

FINES AND WARNINGS. Al issued a warning to Margaret Dunn concerning the dog which had been running loose. No other warnings or fines have issued.

SNOW REMOVAL. Jean said the parameter sidewalks on the west side of her building were not being done. Ken Goldon said that this was because he did not have room to run his eight-foot plow between the parked vehicles and the rock wall. Jean will check with Ray Alexander to see if he can do this with his smaller plow. The Board will check with the city to see if they can pile snow from the streets away from the areas needed for parking. Jean asked that more gravel be spread in the shady areas, particularly in front of the mailboxes. She also asked that Larry check with Ray Alexander and Ken Golden concerning liability and workers compensation insurance.

POOL AND HOT TUB. The new cover on the hot tub seems to be working fine. Al said Dennis was servicing the hot tub about once a week. Larry said that his billings showed at least two trips per week. He and Al will check on this.

MOVING CHARGES. Larry read a letter from Brian Mable objecting to the new moving charges. Jean will contact him.

CORRESPONDENCE FROM ARNOLD DAVIS. Jean said that Arnold had previously recommended that the Association pay for the deck staining. The Board noted that it did pay for the materials, but each owner was expected to do the work himself or have it done.

Jean said that Arnold's most recent correspondence asked about injury and liability insurance for building representatives and independent contractors working for the Association. The Association's liability insurance covers officers and directors acting for the Association. Larry will contact the insurance company to obtain more details concerning this coverage.

NEW RULES. Larry gave each of the Board members an updated copy of the recently revised rules. The Board discussed distribution of these and agreed that they should be mailed to each of the owners and given to the tenants. Lisa recommended that the Board review these before the next meeting for final approval.

CONFLICTS OF INTEREST. Larry distributed a proposed amendment to the by-laws concerning conflicts of interest between individual Board members and the Association. He said this amendment was required under the new condominium statutes enacted last year. Josh moved that the amendment be adopted. April seconded the motion and it passed unanimously.

CHILDREN IN THE POOL. Josh said he believed the rule that all children in the pool be potty-trained and without swim diapers was too restrictive. He said several studies indicated that this was no more dangerous than adults in the pool with open cuts and sores or not showering before entering the pool. Lisa said the rule was adopted because of incidents of feces in the pool, requiring that it be shut down and cleaned. Josh will present reports on swim diapers. Larry will check the records to see how often the pool had to be closed.

POST OFFICE BOXES. Mike said that he had recently received a notice saying that a package for him was put in the mailboxes in the north parking lot, rather than the ones adjacent to his regular mailbox. Jean wondered if both of these package boxes were working. Mike will check with the post office.

April said the recycle bins in the south lot were full. Larry said he had checked this weekend and the trash company had picked up the bins in the north parking lot, but not the ones in the south lot. He will call the trash company in the morning.

Larry Metzger has asked for permission to store a 16-foot recreational vehicle in the RV yard. At the present time, there appears to be enough room. The Board unanimously agreed to give him permission to do this, if he signs the same contract as the owners releasing the Association from liability for damage.

Jean asked that Larry Metzger make a list of the upper units which do not have a gutter over the deck.

Lisa said the rules "recommended" that snow be shoveled from the decks. She suggested this should be changed to "required", and the Board agreed.

Jean might be able to host the next meeting.

There being no further business, the meeting was adjourned at 8:15 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Larry", is written in black ink. The signature is positioned below the typed name "Larry Metzger" and above the typed name "Lisa Metzger".