

MINUTES OF THE RED CLIFFS CONDOMINIUM H.O.A.  
HOMEOWNERS ANNUAL MEETING - JUNE 8, 2008

The annual meeting of the Members of Red Cliffs Condominiums Homeowners Association was held at the picnic area in the complex on Sunday, June 8, 2008. President Jean McCorkle called the meeting to order at 6:10 p.m., following the barbecue. The following were present in person or by proxy:

<u>Name</u>	<u>Unit</u>
Lisa Hofsess	3800 B-7
April Walker	3900 A-3
Jean McCorkle	3900 B-4
Al Scholz	1300 B-2
Joe Sprick and Pat Davies	3800 A-1
Frieda Jackson	3900 A-5 Proxy from Ann Shew
Virginia Brown	1300 A-6 Proxy to Larry Mincer
Arnold Davis	3800 B-5 Proxy to Janice Barker
Irmtraut Bandel	1300 A-1 and 1300 A-8
Matthew and Stephanie Tower	3900 B-8
Rebecca Rosenberg	3900 B-5
Janice Barker	3800 A-8
Jim and Cheryl Westphal	1300 A-5 Proxy to Larry Mincer
Lloyd and Marlene Manown	3900 A-3
Lora Neumeier	3900 B-7 Proxy to Jean McCorkle
Bob and Julie Stepniewski	1300 B-1

Also present was Larry Mincer.

A quorum of over one-third of the unit owners was present.

**EDUCATION PROGRAM.** Larry reviewed the condominium Declaration and discussed the provisions relating to common areas, restrictions on certain uses, the amendment procedure and provisions affected by the Colorado Common Interest Ownership Act.

Nathan asked about the differences in the homeowners' association assessments between the upper and lower units. Larry explained that in the original covenants, the difference was based on the square footage of each unit. The four basement units were assessed as lower units because the builder added the basements during construction. Larry said the association tried to change this several years ago, but could not because the declaration requires that all mortgage holders approve the change. The new Condominium Ownership Act allows the association to send notices to the mortgage holders with a proposed change. If the mortgage company fails to respond, it is deemed to be an affirmative vote for the change.

**PRESIDENT'S REPORT.** Jean reported on some of the projects which the Board had been working on. The tree removal is continuing and the parking lot will be finished shortly. The members present requested more notice to the cars out of the parking lot. Some of the owners will be on vacation and might not be around for as long as two or three weeks.

**FINANCIAL STATEMENTS.** Larry distributed copies of the financial statements for the year ending December 31, 2007 and the budget for this year. He told the members they should review these and call him if they had any questions. Bob Stepniewski noted the decrease in the snow removal budget for this year and asked if this were possible. Larry said that the actual expenses this winter were around \$4,000.00.

**PETS.** Jean said that we had been having problems with pets. The pets had been allowed to be outside in the complex without a leash and to relieve themselves on the decks. This is an important safety issue and the Association is trying to enforce these rules.

**FINES.** Warnings and fines have been issued during the past year for failure to keep the carports clean and not properly disposing of cigarette butts from the decks. Jean also said that warnings should be sent to the owners and tenants in 1300 A-4 concerning the planter boxes hanging outside the railing on the deck.

**TREE REMOVAL.** Jean said that additional tree removal would be done this year. We had received one-half of the cost of removing the Russian olive trees from the county weed control program last year and hopefully would get additional funds this year. Rebecca asked if there were plans to remove the Russian olive tree south and east of her unit. She did not want this tree removed. Cedar waxwing birds nest in this tree during migration in February. It offers shade on her deck and privacy between her unit and the ones next door. Jean will be meeting with John at ABC Tree Care in the next couple of weeks to decide which trees should be removed. There were no plans to plant new trees, but some bushes were being planted where the Russian olives had been removed.

**MAJOR REPAIRS.** Over the last several years, the buildings have been painted, new roofs installed and the parking lot repaired. In each case, the majority of the cost was covered by special assessments. Janet said that the Board should set the monthly assessments to include a reserve for future repairs rather than levying special assessments. Marlene and Lloyd said they prefer using special assessments. Arguments were raised on both sides and there was not a clear consensus among the owners present. Marlene asked Larry to calculate the increase in monthly assessments the owners would have paid if the special assessments were included in monthly assessments

**POOL.** Larry said that Dennis Brady, our pool maintenance man, was concerned that the pool might need to be replaced in the next few years. He said there were several weak spots in the fiberglass shell. In the event the shell failed, the replacement cost would be considerable. The Board was asked to look into this further.

**REPAIRS.** Nate said that his chimney and the roofs around it need repair. These will be inspected and repaired if necessary. Irmtraut asked about the water shutoffs. Larry said there were separate turnoffs for each building. Irmtraut said the shutoff for her building is located in the basement in Unit 4 and had been covered when the basement was finished.

**PROFESSIONAL MANAGEMENT.** Jean said that the Board had been contacting professional property management companies for the Association. She and Janice have contacted Crystal Property Management and one other company. The latter wanted approximately fifteen percent of the monthly dues, which was much higher than Crystal Property. Crystal Property met with the Board. The company would do the duties currently being done by the Secretary-Treasurer, some of the work done by the Board and the assessment billings. The Board felt that they should look at more than just one company, but had not found anyone other than Crystal Property which seemed to be able to do the job at a reasonable cost. The current plans to make the transition at the end of this year.

**ELECTION OF MANAGERS.** The next item of business was the election of three members to the Board of Managers. Board members are elected for three-year terms and three members are elected each year. The terms for Mike Schneider, Al Scholz and Lloyd Manown expired this year. Jean asked if anyone was willing to volunteer. Al Scholz indicated a willingness to continue. Al volunteered. Rebecca had been on the Board for a short period previously and was now able to do this again. Nate said he would serve. Janice moved that Rebecca Rosenberg, Nate Tower and Al Scholz be elected to the Board of Managers. Julie seconded the motion, which passed without objection.

The next meeting of the Board of Managers will be June 23<sup>rd</sup> in the picnic area by the pool.

Jean thanked the owners for coming.

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Larry*  
Larry, Secretary