

MINUTES OF THE RED CLIFFS CONDOMINIUM H.O.A.
HOMEOWNERS ANNUAL MEETING - JUNE 10, 2007

The annual meeting of the Members of Red Cliffs Condominiums Homeowners Association was held at the picnic area in the complex on Sunday, June 10, 2007. President Jean McCorkle called the meeting to order at 6:15 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
Jim and Cheryl Westphal	1300 A-5
Lloyd and Marlene Manown	3900 A-3
Stan Ward	3800 A-5
Mike Schneiter	3900 A-5
Ruth Edmonds	3800 A-6
Kim Hilderbrand	1300 A-1
Marjorie Phelan	3800 B-6
Carrie Norris and Derek Schultz	3800 A-8
Lora Neumeier	3900 B-7 Proxy to Jean McCorkle

Also present was Larry Mincer.

The first item of business was the education program required to be presented annually to the owners under Colorado statutes, C.R.S. 38-33.3-209.7. Jean McCorkle gave the presentation on insurance carried by the Association, and what protection the owners and renters needed for upgrades to the units and personal property. Larry presented information concerning the covenants for the condominiums as well as the amendments to the Colorado Common Interest Ownership Act passed last year. He also told the owners that they were entitled to receive information from the association and could submit an email address if they wished to do so.

FINANCIAL REPORT. Larry presented a financial report for last year. The association had \$12,000.00 in the bank and unpaid owner assessments of \$3,300.00. The total liabilities were less than \$300.00. After the first of the year, all of the outstanding assessments were paid and there are no owners who were more than thirty days past due. There were no further questions concerning this report.

PARKING LOT REPAIRS. The next item was a discussion of the proposed repairs to the parking area. Grand River Construction will repair sections of asphalt that have deteriorated for approximately \$22,750.00. GMCO will chip and seal all of the parking lots and driveways for approximately \$28,100.00. The Board approved spending up to \$55,000.00 to complete the project and levied a special assessment of \$43,200.00. Larry said that he had not received a definite time when the repairs could be started, but hopefully this would be late summer or early fall. The required notice of the assessment will be sent out when the repairs have been scheduled and at least thirty days before the assessments will be due.

Larry reported that, at the request of one of the owners, the Board had voted to ask for a legal opinion regarding its authority to levy the assessment without a vote of the owners. The Board retained Karl Hanlon of Levenworth and Karp, P.C. After reviewing the provisions of our Declaration, he said "the Board can make a good faith argument that pursuant to the provisions of Section 8.17 of the Declaration, they have the authority to levy assessments in excess of the amount stated in Section 8.7, provided that these assessments are related strictly to repair and maintenance of the facilities". The special assessment is for the purpose of repairing and maintaining the existing parking and driveway areas, and no new parking areas or driveways would be built.

The owners generally agreed to proceed with the repairs, although no formal vote was taken. Cheryl expressed concern that the costs would increase if the project were delayed any further. The Board will try to inspect the area prior to the next Board meeting and see if the price can be reduced.

GARDEN SPACES. Jean said that all but one space in the garden behind the pool had been taken. One of the members at the meeting said he requested the remaining space.

The security lights in Jean's building are on all the time. We will have Larry Metzger fix this.

Stan Ward asked that the Russian olive tree behind his building be removed.

Jean suggested reminding the owners to crush the boxes before putting them in the dumpsters.

In the next newsletter, the owners will be reminded to restrain their decks.

Several owners suggested that the stairwells be restrained.

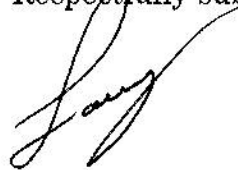
Owners should be reminded that visitors need to park on the street and not in the lot.

Stan said that one of the tenants in his building had parked behind him so that he could not get out. He contacted the owner, but no one in the apartment could speak English so it was difficult getting them to move the vehicle.

ELECTION OF MEMBERS TO THE BOARD OF MANAGERS. Jean called for the election of three members to the Board of Managers. Joe Sprick said he would be willing to continue for another term. Ruth Edmonds also agreed to serve. Dan Moriarty was also nominated. After further discussion, Lloyd moved that Ruth Edmonds, Joe Sprick and Dan Moriarty be elected to the Board of Managers. If Mr. Moriarty chooses not to serve, the Board may fill the vacancy. The motion was seconded and passed unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lloyd", written over the text "Respectfully submitted,".