

Red Cliffs Condominium Owner Association
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2011 Annual Meeting

Meeting Date:

December 8, 2011 6:00 P.M.

Meeting Location:

1512 Grand Ave #109
Glenwood Springs, CO 81601

Board Present:

Jean McCorkle – Board
Ruth Edmonds – Board
Julia Lang – Board

Others Present:

Complete list of attendees, ballots and proxies on file at property management offices
Justin Windholz – Crystal Property Management (CPM)

The Red Cliff Condo Association 2011 Annual Meeting was held on December 8, 2011 at CPM Offices, 1512 Grand Ave #109 Glenwood Springs, CO 81601. The President, Jean McCorkle, called the meeting to order at 7:05 P.M. A quorum of the membership was established.

Review and Approve Meeting Minutes

- The Board reviewed the 2010 Annual Meeting Minutes. A motion was made to approve the minutes. The motion was seconded and approved.

Review and Approve Current Financial Reports

- The Board reviewed the November 2011 Financial Reports. A motion was made to approve the financials. The motion was seconded and approved.

New Business

- 2012 Budget
 - The Board discussed the 2012 Budget. In preparation for the Annual Meeting a draft budget had been sent out to all owners which showed that the assessments would remain the same in 2012. Ruth Edmonds and Justin Windholz explained how the numbers were calculated and estimated for 2012 and how those numbers coincided with the reserve study that was created in 2010.
 - Ruth Edmonds explained that the major projects for the Association include the painting of one building (or certain sides of several buildings), the

installation of heat tape at the complex and the beginning of re-construction of several decks at the property.

- 2012 Board of Directors
 - The 2 members whose terms expired in 2011 were Kathryn Schmidt and Rebecca Rosenberg. Rebecca chose to not run for re-election. All members present wished to give thanks for Rebecca's work over the past years. Kevan Brady volunteered for the position Rebecca occupied. Kathryn Schmidt volunteered for an additional term. After ballots were cast, the majority of ballots were in favor of Kevan and Kathryn. The 2012 Board consists of Kevan Brady (term running through 2014) Julia Lang (term running through 2012), Jean McCorkle (term running through 2013), Ruth Edmonds (term running through 2013) and Kathryn Schmidt (term running through 2014). Officers will be assigned at the next Board meeting.
- Covenant Re-Write
 - The Board discussed the covenant re-write project. It was agreed that the project will be continued in 2012. The Board is hopeful that all the edits will be done at the first meeting in 2012 and that members will be able to review and vote on the matter later in the year.

Owner Concerns

- One owner had concerns about the quality of paint that was applied to the decks. Justin Windholz explained that the vendor who painted them as well as the paint supplier met at the property and determined the paint was defective. The decks will be re-painted next year.
- One owner had concerns about the railings at each building. The railings are not currently up to code and are scheduled to be replaced over the next few years. It was agreed that bids will be collected and the first building to have them installed will be 3900 A where there are children who have just moved in.

With no other business, the meeting was adjourned at 7:07 P.M.

Respectfully,

Justin Windholz
Crystal Property Management