Red Cliffs Condominium Owner Association
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2017 Annual Meeting

Meeting Date:
February 19, 2018 7:00 P.M.

Meeting Location:
CPM Offices – 1512 Grand Ave
Glenwood Springs, CO 81601

Board Present:
Julia Lang – Board
Jean McCorkle – Board
Suzy Mallory – Board
Rebecca Rosenberg - Board

Others Present:
Owners in attendance and proxies on file
Justin Windholz – Crystal Property Management (CPM)

The Red Cliff Condo Association 2017 Annual Meeting was held on February 19, 2018 at 1512 Grand Ave #109 Glenwood Springs, CO 81601. The meeting was called to order at 7:00 P.M. A quorum of the membership was established.

Review and Approve Meeting Minutes

- The Board reviewed the 2016 Annual Meeting Minutes. A motion was made to approve the minutes as presented. The motion was seconded and approved.

Review and Approve Current Financial Reports

- The Board reviewed the Financial Reports through December 31, 2017. There was a question about the balance and previous expense of the deck replacement project. The issue will be reviewed and discussed at a future meeting.
- The Board discussed the current A/R balance and discussed additional actions to collect back dues from one owner who has been historically past due.

New Business

- 2018 Budget
    - The Board discussed the 2018 Budget. The Board of Directors already approved the budget at a previous Board Meeting. The majority of votes were in favor of it as well therefore it was ratified. The monthly dues will be increased effective January 2018.
    - The Board discussed the budget and financials in relation to the roof repair expenses that have been recently done as well as those that are scheduled.

As a result, the Board believes a special assessment will be needed to pay for the repairs. This will be researched by CPM as the current balance owed to the roofer needs updated along with amount of work still needed. The Board may choose to meet before the next regular meeting if necessary to discuss this issue.

- 2018 Board of Directors
    - The results of the Board election are as follows: The 2018 Board of Directors will be Jean McCorkle, Suzy Mallory, Julia Lang, Jamin Heady Smith and Rebecca Rosenberg.

Owner Concerns

- One owner asked that the snowplower to be contacted so that they drive through the complex slower. They also asked that the Board consider raising the minimum snow amounts to 4 inches instead of 2.
- Several covenant violations were discussed including 3800 B8 and B3 storage in the carports, dog violations from 3800 B and 3800 A. A newsletter will be drafted and sent to owners concerning the issues.

With no other business, the meeting was adjourned at 8:15 PM.

Respectfully,

Justin Windholz
Crystal Property Management