

Red Cliffs Condominium Owner Association  
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## 2020 Annual Meeting

### **Meeting Date:**

January 19, 2021 7:00 P.M.

### **Meeting Location:**

Zoom Videoconference

### **Board Present:**

Julia Lang – Board  
Jamin Heady Smith - Board  
Suzy Mallory – Board  
Jean McCorkle – Board  
Rebecca Rosenberg - Board

### **Others Present:**

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

The Red Cliff Condo Association 2020 Annual Meeting was held on January 19, 2021 via video conference. 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 2019 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 and approved the Financial Reports through December 31, 2020.

### **New Business**

- 2021 Budget
  - The Board discussed the 2021 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 remain the same in 2020 for lower units. The upper units were increased slightly to be in accordance with the Declarations.
- 2021 Board of Directors

- The results of the Board election are as follows: The 2021 Board of Directors will be Jean McCorkle, Suzy Mallory, Julia Lang, Jamin Heady Smith, Rebecca Rosenberg and Mindy Toyne.

**Owner Concerns**

- The Board discussed maintenance projects for 2021.
  - Painting at the property is a priority and is scheduled for 2021.  
Landscaping redesign and sprinkler redesign is scheduled as well.
- Owners had questions regarding the tennis courts. In 2020 pricing was collected but was deemed too high at the time. The tennis courts will continue to be discussed.
- Owners asked about possible trash solutions. There have been several issues with large items being left as well as dumpsters and recycling being too full. Crystal Property will discuss the trash service and get possible options for increased service.
- Owners asked the Board to consider improvements at the pool. Several years ago a committee was formed to discuss pool improvements but no changes were proposed. The Board will discuss the issue again this year.
- One owner asked about the proper protocol for installing an air conditioning unit. One air conditioner is approved for the living room window above the unit balcony. Any other air conditioners would need Board review and approval.
- Several other maintenance items were identified and will be scheduled for repair including fence repairs, siding repairs, drywall repairs.

With no other business, the meeting was adjourned at 8:30 PM.

Respectfully,

Justin Windholz  
Crystal Property Management