

Red Cliffs Condominium Owner Association  
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## 2022 Annual Meeting

### **Meeting Date:**

January 16, 2023 7:00 P.M.

### **Meeting Location:**

Zoom Videoconference

### **Board Present:**

Julia Lang – Board  
Jamin Heady Smith - Board  
Suzy Mallory – Board  
Jean McCorkle – Board  
Mindy Toyne - Board

### **Others Present:**

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

The Red Cliff Condo Association 2022 Annual Meeting was held on January 16, 2023 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 2021 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 November 30, 2022.

### **New Business**

- 2023 Budget
  - The Board discussed the 2023 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 increase for all units on 2023.
- 2023 Board of Directors
  - The results of the Board election are as follows: The 2023 Board of Directors will be Jean McCorkle, Suzy Mallory, Julia Lang, Jamin Heady Smith, Tim Walker and Mindy Toyne.

**Owner Concerns**

- The Board discussed 2022 year in review. The major projects in the past year were painting of one side of each building, swimming pool and hot tub security measures, tree maintenance, and irrigation repairs.
- The Board discussed maintenance projects for 2023.
  - The Board has been researching and discussing major swimming pool repairs. Bids for the project have been in excess of \$300,000. Including in the project would be increased security and re-keying of the facility as well as upgraded security fencing.
  - Painting will be discussed this next year as well. Many units have decks and balconies in need of re-painting.
- Snow removal at the property was discussed. The previous vendor sold their company and the new company has struggled to provide consistent snow removal service. New companies are being sought after to take over. The landscaping at the property will also be rebid to avoid many of the same concerns.

With no other business, the meeting was adjourned at 7:50 PM.

Respectfully,

Justin Windholz  
Crystal Property Management