

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

September 25, 2023

Meeting Location:

Video Conference

Present:

Mindy Toyne – Board of Directors
Tim Walker – Board of Directors
Jamin Heady Smith – Board of Directors
Suzy Mallory – Board of Directors
Dave Koenig – Unit Owner
Justin Windholz – Crystal Property Management

A Red Cliff Board of Managers Meeting was held on September 25, 2023. The meeting was called to order at 6:45 P.M. A quorum of the Board was established.

- Meeting Minutes
 - The Board reviewed meeting minutes from August 2023. The minutes were reviewed and approved.
- Financial Reports
 - The Board reviewed and approved the financial reports from August 2023. A motion was made to approve the financials which was seconded and approved.
- Old Business
 - Pool
 - The Board discussed the hot tub and pool service. The pool is being shut down and winterized for the season.
 - Engineering
 - The Board reviewed the High-Country Engineering work. Surveying has begun, title reports have been ordered to confirm the land in question belongs to Red Cliffs, and utility locates have been completed.
 - Landscaping
 - The Board discussed landscaping at the property. Overall, Victors Landscaping has done a good job.
 - Service is winding down for the season and the irrigation system will be winterized soon. Additional leaf clean ups will be done. Dave

Koenig also asked that additional cleanup be done in the RV lot and that several dead shrubs be replaced.

- The Board discussed plumbing issues at the 1300 B building. Leaking is still happening from an upper unit into the storage unit of a lower unit. The last remaining step is to do exploratory cuts into the drywall of the units to try and determine where the pipe is broken and how best to fix it. The is work will be scheduled for as soon as possible.
- The Board discussed window installations at the property. Scheduling is being coordinated to look at the product and to speak with the City about the permitting process.
- Several decks are scheduled to be painted at the property in the next few weeks.

- Repairs
 - Plumbing repairs are complete at the 3900 A building.
 - Painting of several decks is expected to begin in September.
- Other
 - The Board discussed window installation at several units. Approval was not obtained prior to installation at two units. One unit looks to be compliant. One unit appears to be uncompliant. CPM will coordinate an inspection of the windows to review in further detail.

With no other business, the meeting was adjourned at 8:05 P.M.

Respectfully,
Justin Windholz