

Red Cliffs Condominium Owner Association
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BOARD OF MANAGERS MEETING

Meeting Date:

February 19, 2024

Meeting Location:

Video Conference

Present:

Mindy Toyne – Board of Directors
Tim Walker – Board of Directors
Jamin Heady Smith – Board of Directors
Julia Lang – Board of Directors
Conni Bruce – Board of Directors
EB Nix – Board of Directors
John Decap – Board of Directors
Cheryl Westphal – Board of Directors
Dave Koenig – Unit Owner
Justin Windholz – Crystal Property Management

A Red Cliff Board of Managers Meeting was held on February 19, 2024. 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 the Annual Meeting. The minutes were reviewed and ok'd for distribution. They will formally be adopted at the next Annual Meeting.
- Financial Reports
 - The Board reviewed and approved the financial reports from January 2024. A motion was made to approve the financials which was seconded and approved.
- New Business
 - The Board discussed the request made at the annual meeting to investigate re-writing or amending the covenants. A separate meeting was scheduled for that committee to start the project. Documents will be sent to the Board and committee members for review before the meeting.
 - The Board discussed the request made at the annual meeting to consider a formal reserve study. A bid from Association Reserves was reviewed and discussed. After discussion, a motion was made to approve the bid and to proceed with the proposal. The motion was seconded and approved.

- The Board reviewed pricing provided for roof replacement at one building. The bid is for informational purposes at this time. This will be compared to the figures from the reserve study when they are received.
- Work is proceeding with the 1300 A building engineering project to have the area evaluated for chronic drainage issues. More information is expected soon.
- Julia Lang advised that she would like to resign from her position as she is out of town more often. At the Annual Meeting, Suzy Mallory had volunteered for the Board but withdrew her name as there were more volunteers than seats. A motion was made to appoint Suzy to the seat vacated by Julia. The motion was seconded and approved. Everyone thanked Julia for her help over the years.

With no other business, the meeting was adjourned at 8:10 P.M.

Respectfully,
Justin Windholz