

Carlson's Ridge Homeowners' Association

Minutes: Board Meeting of September 7nd, 2016

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Present: B.O'Loughlin, A.Masini, A.Lachlan,
P.Van Houten, Kent Humphrey,REI.

also present-Homeowners : Sam & Catherine DeLuca,
Joe & Lois Snow, Helene Van Houten
Nettie McKenna, Joan King, Kathie Schatteman.

Meeting was called to order at 6.30pm.

As first order of business, attending homeowners were asked if they were bringing any issues to the Board. Sam DeLuca indicated He had 2 items to discuss. Bill advised that Sam's issues would be addressed after the regular agenda had been completed.

OPERATIONS UPDATE as of September 7th 2016.

COMPLETED WORK ITEMS:

Major tree trimming (behind 69/71/73 CRR and CRC.

Tree trimming at front of property along RT202 to clear for lighting at entrance.

Stump grinding of 12 old and new tree stumps around property.

Replace portion of concrete walkway around right side of Gazebo.

Asphalt repair patches to 5 driveways and misc areas: replaced one driveway(2 units)

Power Washed 12 Buildings (24 units) #21 thru #47 CRR and #2 thru #12 CRW.

Replace rainwater diverters on 5 units damaged in snow removal.

Garage door panels replaced on 4 units damaged by snow plow – Bruzzi.

Repairs to rotted wood around door frames on 4 Sussex units.

Scrape and paint door frames on 6 Sussex units.

Scrape and paint doorframe pillars on 21 Filmore, Radison and Stanwick units.

WORK ITEMS CURRENTLY UNDERWAY: this work being done by Ralph Manning.

Lime and seeding of stump grinded areas.

Grading (stone and topsoil) repairs to 2 units.

Inspection to evaluate condition of stringers under deck stairs.

FUTURE WORK ITEMS:

Cleaning of gutters planned for after tree leaves have fallen.

FINANCIAL REPORT.

Bill reported that our finances are all in order and on track YTD against Budget.

UPCOMING BRUZZI CONTRACT RENEWAL.

Bill reported that the Bruzzi Contract for landscaping and snow removal will be renewed in November at the current rate plus a 10% increase over the 3 year period.

LIGHTING AT ENTRANCE TO COMPLEX.

The subject was again discussed by the Board. It was agreed that the Hantsch estimate of approx.\$6,000.00 was unacceptable and since the removal of trees and undergrowth had made the entranceway more visible, additional lighting was not necessary at this time. Bill said he would have reflector strips added to the existing posts.

BUDGET PREPARATION.

Bill, Terry and Kent will begin to prepare the Budget for 2017 and have it ready to be Included in the mailing to the Homeowners for the Annual meeting on November 16th.

NEW BUSINESS.

Sam DeLuca reported that his garage door had been damaged during the repair of the driveway. Bill said he would inspect the door and pass the information to the Contractor. Nettie and Joan reported that the paving contractor had left oil spots and blacktop residue on some areas of CRR. Bill will also pass this information to Four Star.

Sam also questioned the responsibility for the cost of the repair to the stringer support under his deck stairway. Bill explained in detail that as this item was a limited common element and as such the cost of the repair (approx. \$200 – \$250) was the responsibility of the homeowner.

Kent produced a letter which stated that the Connecticut Supreme Court had issued a decision regarding a change to the current foreclosure/collection policy. This policy needs to be changed to a rule. Bill asked the Board to review and approve the change. A letter describing the change will be mailed to all homeowners for their comments.

This concluded the regular session and the meeting adjourned at 7.30pm

EXECUTIVE SESSION.

BOARD MEMBER RESIGNATIONS.

Alan Lachlan, after 8 years of service had previously notified the Board that he would be leaving the Board this November.

Bill O'Loughlin informed the Board that after 6 years of service he would also be leaving the Board this November. A letter to this effect will be mailed by REI to all homeowners advising them of the Board vacancies.

OTHER ITEM.

The board had a preliminary discussion regarding the gathering of certain information From Pulte to assist decisions in the future.

This concluded the Executive Session and the meeting adjourned at 8.00pm.