

# Carlson's Ridge Homeowners' Association

## Minutes: Board Meeting of March 29th, 2017

Present: A. Masini, R. Macklin, J. Oxton, T. D'Andrea,  
Kent Humphrey, REI

Also present - Homeowners: Catherine DeLuca, Sam DeLuca, Lois  
Snow, Teddy Oxton, Nancy Macklin

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. No issues were forthcoming.

### OPERATIONS UPDATE as of March 29th, 2017.

#### POWER WASHING:

Jack noted that power washing should be scheduled before window washing since these chemicals dry on the window glass without being properly rinsed and are difficult to remove.

Jack will send an email letter to all homeowners that power washing will take place in late summer /early fall and the following homes will be affected: All of CRWay #2-#16, CRR from #49-#79. They can decide if they wish to wait on window washing until after the power washing which will be in the fall.

#### FENCE REPAIR:

Next week, Jack and Bob will check all fencing for maintenance and repair issues.

#### SEAL COAT OF DRIVEWAYS:

All driveways will be coated except the attached driveways that were completely replaced at 33CRR (Van Pala) and 35CRR (Turco).

Homeowners cannot park in their driveways on that day. The project will need to be split into phases so there is enough alternate parking.

Seal coating is for esthetics only and is already in the 2017 budget. Jack will organize the project and will schedule for June or July.

#### DECK INSPECTION FOLLOWUP:

All homeowners were notified in an email dated September 15, 2016 of the inspection results.

The Board has agreed to send a certified letter to all homeowners to include the following points:

- Repairs are part of regular maintenance and upkeep and it is the homeowner's responsibility per the bylaws (as stated in the 11/29/16 email from K. Oberg, NT to K. Humphrey, REI.
- Board recommends that homeowners inspect their deck and stairs on a regular basis.
- Homeowners who have issues as listed in the letter have a "respond by" date and a "repair completion" date.

#### CONCRETE WORK for 31 CRR and 73 CRR:

Bob will schedule this concrete work with A&L Masonry.

#### LED LIGHT:

The LED lights currently available are too bright for a community setting. The Board will review in a year when new technology may be available.

#### KITCHEN BUMP OUT:

Units: <sup>10</sup>4CRW Gill, 37CRR Usaty, 73CRR Fitzpatrick, 25CRR Imperiale.

These units are to have vinyl installed over the plywood.

Bob will get estimate from A+ and discuss shared cost with homeowners.

#### WINTER DAMAGE:

Board to do walkthrough neighborhood on Monday, April 3.

The following units had wind damage:

- #8CRW – shingles above garage and window
- #12CRW – siding popped
- #77CRR – loose soffet/siding
- #63CRR- Vinyl loose

- -#59CRR repairs completed by A+
- #71CRR repairs completed by A+

### FINANCIAL REPORT

Expenses are within guidelines and on track for year-to-date.

### NEW BUSINESS

71CRR – Board approved request for new light with imbedded camera.

2CRW – Request to install exterior camera. The specific item must be approved by the Board.

Benches by gazebo have been weakened and may need to be replaced. Car guards should be purchased and placed behind them to protect from lawn cutting machinery.

Homeowners were asked if they had any comments:

Lois Snow suggested we send letter to all homeowners regarding the decks rather than just those individuals who had repairs noted on the inspection report.

Sam DeLuca mentioned that some driveways may need repairs prior to the sealing. Also the entrance light in front of the Carlson's Ridge sign is out. Jack Oxton will check on it.

The Board Meeting adjourned at 7:14pm.