

# Carlson's Ridge Homeowners' Association.

## Meeting Minutes: Board Meeting of November 30<sup>th</sup> 2011

Present: B.Veley, J.Polito, A, Masini, B.O'Loughlin, A.Lachlan, K. Humphrey(REI)

### Agenda Items:

- 1) Financial Review.
  - a) Jim reported that our financial condition was in good shape for the year to date and our cash position is good.
  - b) We will continue with our 'Spend Aheads' in 2011. Checks will be issued for the following contracts during December, Landscaping/Snow Removal, Insurance and Trash Removal , however checks will not be released until 2012.
  - c) Jim also reported that we had additional income of \$1,500.00 from home sales.
- 2) Maintenance Work.
  - a) The position with Michael Miller is unclear. Bill is considering two possible replacements to work on our maintenance projects and will keep us informed of any progress in this direction..
- 3) Dish Antenna Requests.
  - a) It was agreed that all requests for the installation of dish antennas must be submitted to the Board for approval.
- 4) Email List for R.E.I.
  - a) Kent had made a request for a list of Email addresses of all homeowners who have access to the internet. This list would be used by R.E.I. to advise homeowners of any relevant general information. Kent was given a copy of the most recent Homeowners Directory which has 29 Email addresses listed.



5) Generators.

- a) Due to the recent power outages, the subject of generator use was raised. After discussion it was agreed that portable generators would not be approved by the Board and the installation of a permanent generator would not be approved unless a certified medical condition existed. A proposal by a Licensed Electrical Contractor which addresses the Board's concerns regarding bulk fuel storage, noise and fumes etc., must be obtained and submitted to the Board for consideration.

6) General Discussion. Now that all the leaves are off the trees our gutters are due to be cleaned. Bill will contact P & T to see when this work will begin.

The meeting adjourned at 7.45pm. The next meeting will be a Board Meeting on March 8<sup>th</sup>, 2012 at 6.30pm in the Senior Center.