

Carlson's Ridge Homeowners Association

Board Meeting
6:30 PM September 13, 2018
New Milford Public Library

ATTENDEES:

Board: Angie Masini – President, Kathy Schatteman –Treasurer; John Oxton – Director; Bob Macklin - VP; Terry D'Andrea - Secretary;

Unit owners: Teddy Oxton, Sam & Catherine DeLuca, Lois Snow

J. Kent Humphrey representing REI Property Management

CALLED TO ORDER:

At 6:30pm.

OFFICERS REPORTS:

Projects Update – presented by Angie

- All dormer roofs were repaired by Sergio Roofing
- Lawn Dr. applied weed killer for fall treatment
- 21 decks were washed and stained, as well as painting of 4 Bilco Doors. Painting done by Joe Cullen, power washing done by Master Clean.
- Fence repairs were completed along the rear of Carlson Ridge Rd. Work done by Decio.
- Tree trimming was completed by P&T.
- Bruzzi completed trimming of shrubs in beds and common areas.
- Mailbox was replaced and charged back to Bruzzi.
- Damages done to garage doors and siding were repaired and charged back to Bruzzi.
- Inchworms and nests were removed several times by Ralph Manning. Damage has not been significant.
- Financial Audit was completed and will be added to website once all revisions are completed.

Upcoming Projects

- Update on curb repairs and trimming –Bruzzi still needs to do perimeter trimming, cut around both retention ponds, which he plans for September, and curb repairs. Kathy suggested he cut the scrub bushes behind the stone wall on the south side of driveway since the retention ponds will only be cut once this year. Terry will follow up with all items.
- Bid for roads and driveway repair update –Jack is not getting responses from the vendors he is contacting. Kent suggested Bill Stanley at Asphalt Road Master.
- Cupola Repair and roofing -Steven Totilo, from Flying Colors Roofing will assess when the rain stops long enough for cupola to dry. Roof repairs on 41CRR, 57CRR, and 59CRR will begin next week.
- Gutter Cleaning –Jack will schedule after most leaves are down which will probably be near the end of November.

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- Work on unit #26 -Kathy had Decio Tenreiro return after gutter overflowed again and washed out grass and dirt. They will rework the area. After this, the gutter overflow and any resulting damage will need to be addressed by the unit owner.
- Dryer Vent Cleaning – Jack sent an email to all unit owners, and mailed those without email addresses, directing them to call Vent Gard to schedule a cleaning of dryer vent. The letter also stated chimney maintenance guidelines.
- Vote: The Board voted to repair the access driveway between 63 and 65 CRR. Kathy stated there is enough money to cover cost.
- Vote REI: Angie explained that Board members, for various reasons, feel that many of the day-to-day operating tasks currently performed by the Board should be turned over to REI. All members voted yes. The turnover will be effective January 1, 2019. There was a review of the proposed new contract with REI and Board members were able to have questions answered by Kent. Kent will provide an updated contract for signature.

HOMEOWNERS FORUM:

- Catherine & Sam DeLuca (#39CRR) mentioned:
 - When Bruzzi cuts grass along fence they are leaving ruts. This is due to wet ground. Scott said he would throw grass seed the next time he was here. Terry will request that Bruzzi use a weed wacker in this area if area is too wet to mow.
 - Water overflows their gutters and neighbor's gutters when it rains heavily. They are concerned water will get behind the siding and wet the backing causing damage. They asked the Board who would be responsible if this happen? They noted that that there used to be two gutter cleanings a year instead of one. Kent replied that if this happens, the board would have to investigate and provide an answer at that time P&T threw branches over the fence and the dead branches are now visible. This should have been brought to our attention at the time of service.
 - Bruzzi did not trim the cypress under the entrance sign.
 - Spores from the trees do not cause weeds in the woodchips as stated by Bruzzi.

Angie responded by stating that issues with Bruzzi need to be mentioned to the Board or REI when it happens, not much later. In the discussion that followed, the Board stated that the Association is not responsible for underground pipes; that unit owners can change their leaders to discharge above ground so it would be obvious if they were clogged; and that unit owners can have their leaders and gutters cleaned again at their own expense.

ADJOURNED:

Meeting was adjourned at 7:25pm.