

Carlson's Ridge Homeowners' Association.

Minutes: Board Meeting of November 2014

-
Present: B.O'Loughlin, W.Terbrusch, , A.Masini, Terry D'Andrea, A.Lachlan,
Kent Humphrey,REI.

also present-Homeowners : Joe & Lois Snow, Tomm & Linda
Sprick,

1) Opening Remarks.- Bill.

- a) Bill opened the meeting by reviewing how our Board meetings should be conducted in accordance with Ct House Bill #6672. Homeowners who are observing the meeting have two opportunities to speak at the meeting. At the start of the meeting, observers will be asked whether they are bringing any discussion topics to the meeting. At the end of the formal Board meeting they will be able to bring forth any comments they have regarding any discussion topic from the meeting. During the formal Board meeting, observers do not participate in any of the Board discussion.
- b) No points were brought forth for discussion from attending observers.

2) Review of 2014 Financials - Terry.

- a) Terry reported that our finances are all in order thru end of November and in balance with the 2014 forecast given to the Homeowners on November 13th 2013.

3) Operations Update - Bill.

Project Activities.

- a) Tree Trimming around the complex is complete. In addition to the trimming one of the large Pine trees on the front of the property was removed because of the severe angle at which it was laying. Further trimming is required for the spring time at the rear of the homes on CRC. We require communication with the homeowners on Robin Ridge before any other work is done.

- b) Required Repairs. mentioned at the November 13th HO meeting to the underground pipe at 16 CRC and the deck at 23 CRR have been completed.

- c) Gutter Cleaning on all units is scheduled to be completed within the next two Weeks.

4) Discussion Item 1. Deck at 23CRR.

- a) A pre-sale inspection revealed that the deck was pulling away from house.
- b) Our contractor observed that rafters were pulling away from hangers and would be repaired by reseating the hangers and moving the rafters back into place.
- c) During repair it was determined that the faceplate needed to be correctly attached to the building. The Contractor completed the repair by mounting a 2"x 10" along the inside of the basement and bolting it to the exterior faceplate.
- d) The Board agreed that an inspection of all decks was necessary to see if we had similar problems elsewhere in the complex.

5) Discussion Item 2. Reserves.

- a) Driveway Repairs and Replacement. An analysis of our reserve account shows that there is no provision for driveway repairs or replacement . Bill believes that eventually this will become one of our largest repair/replacement items.
- b) It was agreed that we would revisit the reserve account to consider funding for this item in the future.
- c) Bill reported that we are in the process of obtaining a new contractor to replace

M & S Paving.

6) Minutes of Homeowners Meeting.

- a) Kent produced copies of the minutes of the homeowners meeting of October 29th. The minutes were approved and accepted by the Board.

7) New Business.

- a) Bill reported that homeowners have observed that the garbage truck operator was not separating the re-cycled items. Angie will contact American Waste to determine if it is still necessary to separate the items for recycling per their previous instructions.
- b) Bruzzi Landscaping is offering a 10% discount on all holiday wreaths, roping, trees and decorations purchased by Carlson Ridge residents from their nursery, the Green Spot on rte 202. This discount is available to all homeowners.
- c) Walter reported that parking on the streets within the complex is still a problem. Angie will include a reminder in the next issue of the Newsletter.

8) Comments from Observers.

- a) Linda Sprick – 31 CRR, requested a change be made to the mailing list to correct the Spelling of Tomm’s name.
- Alan said correction will be made.
- b) Joe Snow – 16CRC. Requested some detail to the pipe repair made at 16CRC.
- Bill provided detail to the elements of the repair.
- c) Regarding the Board discussion on inspection of all the decks, Tomm Sprick – 31CRR supported notifying ‘all homeowners’ so there would be no concern as to what we were doing observing the decks.

There was no additional business, the meeting was adjourned at 8.00pm.