

CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

BOARD MEETING

August 21, 2025 at 3:30pm

JPCC 2 Pickett District Rd. New Milford, CT 06776

Teams Video: ID: 257 629 309 610 PW: WFEr9n Call-In 203-666-8107 ID: 864 302 804#

Open Session Agenda

Attendance: Tony and Elaine Abatemarco (6CRW), Catherine and Sam DeLuca (39 CRR), Lois Snow (16 CRC), Erna Jonke (47CRR), Nettie McKenna (43 CRR), Judy Duda (21CRR), Robert Rainey (25CRR), Angie and Tony Masini (71CRR), Ron Michalek (8CRW), Tim Brumbaugh (45CRR)

Board Members: Jim Polito, Vice President, Jane Gregory, Director, Charlene Michalek, Treasurer, Kathy Schatteman, President

On behalf of REI: Lisa Sachen, Courtney Leblanc

Call to Order: The meeting was called to order at 3:31pm.

Proof of Notice:

Jim Polito, motioned to approve, Kathy Schatteman, President seconded the motion. All in favor.
Emailed to all owners

Approval of Minutes:

Charlene Mickalek, Treasurer, motioned to approve minutes from previous Board Meeting 4/17/25. Kathy Schatteman seconded the motion. All in favor.

Financial Report: Treasurer

Financial Review July 31, 2025

YTD Income: \$154,509

YTD Expenses: \$140,578

Operating Cash: \$ 27,447

Petty Cash: \$1,287

Cash Reserves: \$167,250 Total:

1041 Deferred Maint: \$4,872

1045 Capital Contribution: \$162,378

Officer's Report: President

Unfinished/New Business:

Call for candidates for 2 (two) upcoming open BOD positions. 1 (one) volunteer so far

8 CRC concrete sidewalk repair – complete

67 CRR carpenter ants - treated

Handyman recommendation by Lisa. Not yet evaluated by the BOD

Erik Donovan Carpentry 860-782-1480

No parking at curbs - vendors and guests to use driveways and guest parking

Issues with excessive speed in the community

59 CRR handrail - intact

23 CRR wasps under siding - removed

Trees over budget @ \$7,114.82. Budget \$6,000. No more tree work planned for this year

Driveways at 45-47CRR and 49-51CRR to be replaced, including drains. Proposal \$11,260 (Reserve)

10-12CRC - driveway holes to be filled

10-12CRW - gap where driveways meet road to be repaired

Mics. Repairs YTD @ ~\$6,000; not all invoices received. Generally ~ \$1,700 over budget currently

12CRC erosion - Bruzzi proposal \$2,300 postponed

Dryer vents - if not done last year then must be done this year. REI will send out notices

All American Waste has missed some pick-ups. REI addressed with the vendor

2026 projects - gate at the access road needs to be repaired or replaced; driveways, road repairs and crack sealing to be evaluated.

Fall walkthrough scheduled for September 23rd.

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Open Discussion – (Homeowners)

Nettie: Dead tree behind split rail fence

Ron: Faded lines in visitor parking - will address in 2026 budget- need line striping contractor

Sam and Catherine - concerns about new grass growth where trees were removed

Adjournment: Charlene Michalek motioned to adjourn the meeting @ 3:50 - Jim Polito seconded the motion. All in favor.

Next Mtg Date: Thursday October 16th, 2025 at 3:30pm – JPCC – In Person Only Annual Budget Meeting