

Carlson's Ridge Homeowners' Association

Minutes: Board Meeting of June 2nd, 2016

Present: B.O'Loughlin, A.Masini, T.D'Andrea, A.Lachlan,
P.Van Houten, Kent Humphrey,REI.
also present-Homeowners : Sam & Catherine DeLuca,
Tony Abatemarco.

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 June 2nd 2016.

WINTER DAMAGE ASSESSMENT:

Damage to (3) curb areas. Will be repaired at the same time as driveway sealing.

Loss of metal roof rakes on (2) units have been repaired or replaced.

Repairs to Garage Doors on (4) units which were damaged by Snow Plow.
will be repaired by Bruzzi at no cost. Scheduled for June 9th.

WORK ITEMS CURRENTLY BEING PLANNED.

Tree trimming behind # 69, 71 and 73 CRR and Property Line behind CRC.

Partial or full tree removal behind # 14 CRC.

Tree planting at #37 CRR (replacing dead tree removed in Fall of 2015)

Replace two small damaged trees at # 47 and # 67 CRR.

Tree removal at 25 CRR.

Miscellaneous stump grinding in various locations.

Miscellaneous downspout and diverter repairs on numerous homes.

Painting and repair required around front entrances on numerous homes.

Evaluate condition of driveways requiring repair, Crack and Seal Coating.

Partially complete.

CONCRETE REPAIR TO THE AREA AROUND GAZEBO:- IN PROCESS.

Damaged sidewalk area around the Gazebo should be considered for repair. A quote last year for this work came in at \$4500 – A & L MASONRY. We will have a re-quote

this year from 3 vendors and estimate repair cost :- A & L MASONRY,
A.G.MASONRY and ILLESCAS CONSTRUCTION

This would be a Capital Improvement Repair.

POWER WASHING FOR NEXT TWELVE BUILDINGS WILL BE SCHEDULED FOR SEPTEMBER.

FINANCIAL REPORT.

Terry reported that our finances are all in order and on track YTD against Budget.

INVESTMENTS.

Kent produced information on current rates for CD's. and MONEY MARKET ACCTS. It would appear that we can obtain a higher percentage rate than the .6% we have at present. Kent and Terry will revisit this subject when major investments become due for renewal on 9/16/16 and 12/16/16

LIGHTING AT ENTRANCE TO COMPLEX.

Angie produced a progress report on our request beginning on 4/27/16. All of the information needed by the Town of New Milford was forwarded by 5/16/16. On June 1st a request for an update was made to the Planning & Zoning Dept. and we were advised that our application was currently under review. Angie will again follow up with P & Z on 6/20/16.

INSURANCE.

Bill is reviewing our Master Insurance Policy with Richard Herrington of Nicholas/Tobin Insurance Agency. It would appear that we can obtain better terms and conditions from Cincinnati Insurance for a three year period with better coverage, deductibles and overall cost.

NEW BUSINESS.

The subject of replacement of Water Heaters and the reliability of the Plastic Water Lines to Icemakers was raised. Based upon our concern for the age of the plastic tubing we will be recommending replacement of the tubing with flexible metal hosing. A letter to Homeowners is forthcoming with a recommendation on both subjects.

EXECUTIVE SESSION.

Executive Session addressed the subject of "Dog walking without a leash and clean-up by Dog owners".

There was no further business and the meeting adjourned at 8.15pm.

The next meeting will be a Board Meeting on Sept.7th 2016.