

Carlson's Ridge Condominium Association

c/o REI Property Management, Inc

Owners Meeting – Open Discussion

April 20, 2016

6:30 PM – New Milford Senior Center

ATTENDEES:

Thirty-six owners representing 25 units attended including Board members.

Pattie Oberg representing All American Waste & Recycling.

Richard Herrington representing Nickolas Tobin Insurance – Association's Master Policy.

J. Kent Humphrey – REI Property and Asset Management.

DISCUSSION ITEMS:

TRASH AND SINGLE STREAM RECYCLING – PATTY OBERG

- Discussed Trash and Recycling
 - Single truck pick-up both trash and recycling
 - No requirement to sort recycling material (SINGLE STREAM RECYCLING)
 - Recommend using a blue bin purchased at home depot or clear Rubbermaid container for curbside pick-up.
 - Plastic bags (grocery bags) are not recycled at the center and clog up the machinery. These may be returned to the grocery store, Wal-Mart, Target and other box stores who have contracted with the only processor in the mid-west to recycle these items.
 - A hand out on Single Stream Recycling was distributed.
 - Electronics (TV's, computers, phones, etc.) are to be taken to the towns recycling center.
 - Website on recycling – www.aawllc.com

INSURANCE COVERAGE – RICHARD HERRINGTON

- Disused the relationship of the condominium master policy to one's homeowner policy.
- Defined, explained components and suggested minimum limits of one's homeowner policy.
 - Dwelling – Additions/Alterations – Recommended Minimum \$50,000.
 - Personal Property – Replacement Value.
 - Personal Liability – Recommended Minimum \$500,000.
 - Medical Payment (injury that may occur on one's property) – Recommended Minimum \$5,000.
 - Loss Assessment – Covers the short fall of the association's master policy – Recommended Minimum \$50,000.
 - Deductible – the amount homeowner is comfortable for out of pocket expense.
 - Umbrella Policy
- Explained the process of filing claims against the Master Policy.
- The insurance industry recommends dryer vents be cleaned every other year. Vent-Gard LLC, Sherman, Connecticut, (860) 354-3043

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- Chimney inspections, depending upon use should be inspected a minimum of every two years.
- Insurance certificates (not the policy) copies should be forwarded to REI annually.
- Lenders who require insurance certificates of the Master Policy should request in writing to REI via email ckoplar@rei-pm.net.
- Smoke and CO2 detectors according to industry standards are to be replaced every 10 years and are the owner's responsibility.

PLANTING RECOMMENDATIONS

- Owners request clarification of who is responsible for the plantings along the side of the structures and in-between garages.
- Unit owners are responsible for replacement and up keep of plantings within 4 feet (approximately) from the edge of the structure. The area between garages is a shared responsibility of the two unit owners.
- T. DAndrea stated there are no guidelines for plantings however, boxwoods are susceptible to salt and winter cold. She suggested those interested in replacement or updating plantings might stop at the Green Spot on Route 202, owned by Bruzzi Landscaper the association's contractor, for suggestions.

SPRING CLEAN UP

- One unit owner stated landscapers had discarded debris behind unit 10 and 12 near the woods line. This was confirmed by other residents. In the past contractors, one board member commented, were permitted to discard minor amounts of degradable vegetation in this area.

TREE WORK

- A unit owner commented behind Carson Ridge Court along the rock wall tree work was needed. B. O'Loughlin stated tree work was planned for the area when the ground firms up late spring early summer.
- Another owner stated the pines by the gazebo and threes near units 77 & 79 were in need of trimming.
- Several trees will be replace during the year according to B. O'Loughlin.

ASPHALT CONCERNS

- Damaged curbing – Bruzzi is responsible for damaged curbing and will make repairs in the near future.
- Several unit owners expressed concerns with driveway and road cracks, soft spots and seal coating.
 - B. O'Loughlin stated driveways and road cracks would be evaluated in the near future. The crack between driveways is a result of the width of the paving box when the asphalt was originally laid.
 - "Soft spots" may require cut and patching.

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- Several unit owners commented that the grass along the curbing and driveways should be reviewed by the Board. It was recommended the landscape/snow contractor address these areas and replant as required.
- There was a concern by one unit owner that there are ruts and plow damage along the side of several driveways that should be addressed. The Board agreed to review his concern.

PAINTING

- B. O'Loughlin discussed the base of the pillars on the "Radisson" homes would be scraped and painted this year in addition to other miscellaneous painting.

POWER WASHING

- The Board confirmed the power-washing program would continue this year. This process is planned for the first/second week of August. Owners were advised to move house/deck planting from the area during this period.

GUTTERS

- It was confirmed by the Board that several-damaged diverter guards would be replace this year.

ENTRANCE LIGHTING

- Additional lighting is being investigated by the Board for the entrance. Several unit owners had commented it was difficult to locate the entrance from the south.

WASHED OUT AREA

- It was observed by one unit owner that there are several washed out areas behind several rear yards. The Board agree to review this with the homeowner.

The owners meeting was adjourned at 8:15 PM.