

Carlson's Ridge Homeowners Association

Owners Question and Answer Meeting

July 14, 2023

JPCC – Music Room at 3:00pm

ATTENDEES:

Board Members: Kathy Schatteman, President; Charlene Michalek, Vice President & Barbara Locascio, Treasurer.

Unit Owners in attendance:

4CRC, 6CRC, 16CRC, 23CRR, 26CRR, 30CRR, 33CRR, 35CRR, 37CRR, 39CRR, 43CRR, 47CRR, 51CRR, 53CRR, 59CRR, 63CRR, 71CRR, 75CRR, 77CRR, 79CRR, 6CRW, 8CRW.

REI: Crystal Koplak and Hannah Wood

CALL TO ORDER:

The meeting was called to order at 3:09p.m. by Crystal Koplak.

BOARD INTRODUCTION:

Kathy Schatteman welcomed all in attendance and introduced the Board of Directors along with the positions they currently hold.

As there are several new members of the community Kathy asked the new members in attendance to stand up and introduce themselves.

DISCUSSION TOPICS:

- 4 CRC
 - Inquire about repairs to the retaining wall with loose rocks.
 - Board response: **Board will look at to see if/what repair may be needed.**
- 26 CRR
 - Noted concerns regarding the old irrigation hose that is exposed in the yard.
 - Board response: **Kathy S. will clip what's exposed.**
- 30 CRR
 - Advised the Board about the large red bush that comes over the sidewalk that needs to be addressed by Bruzzi.
 - Expressed interest in having a new tree put in place of the one that was previously removed.
- 39CRR
 - Reported that the fence behind the Unit is becoming over grown again which is causing various concerns.
 - Advised about the section of the retaining wall that is going bad that needs to be addressed.
 - Trees are overhanging over the split rail fence causing shade and wood not drying out causing rotting rails and posts that need to be addressed.
 - Board response: **Board will look at the concerns.**
- 43CRR
 - Inquired if the porches are included with the roofs and what roofs are going to be completed.
 - Advised that the yellow jackets are making hives again to be on the lookout, so you don't experience a bigger issue.
 - Noted that Bruzzi's guys are not doing a good job this year weed whacking.
 - Board response: **Porches are LCE and will be replaced when the roof is replaced.**
- 47CRR
 - Advised the tree next to her kitchen window is hanging over the roof and gutters.
 - Board response: **Board will look at and make arrangements.**

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- 51CRR
 - Advised the Board that they have water coming up through the middle of the basement floor.
 - Footing drains seem to be clogged.
 - Drain concerns in the walkway.
 - Inquired if they could install a French door vs. slider.
 - Concerns that the lawn is not being cut properly when they are on site.
 - Board response: **Board will look at and arrange an inspection.**
- 59CRR
 - Asked if power washing was scheduled for 2023. Noted that it was bad when she purchased, and it is even worse now on the North side of her Unit.
 - Board response: **Power washing was not included in the 2023 budget to avoid cc increase. Will address in 2024.**
- 63CRR
 - Inquired about the front steps that are leaning. The precast steps are sinking on one side.
 - Advised the Board that they have a large limb over hanging the deck. **K. Schatteman advised that she look at the tree.
 - Board response: **tree budget limited; holding back expenditures in case of late season storms; addressing issues on a “triage” basis. Porches are LCE, Board will look at and advise.**
- 71CRR
 - Requested an update on the roofs.
 - Inquired if Bruzzi has advised the Board of the 2023 trimming schedule.
 - Board response: **5 buildings scheduled 2&4CRC, 41&43; 49&51, 53&55, 73&75. Work to begin soon. Board will follow up re: trimming.**
- 75CRR
 - Noted that Bruzzi's team seems to be leaving the grass high possibly due to the high rate of speed they are going on the mowers through the community.

MEETING ADJOURNED:

The meeting was adjourned at 3:46p.m. by Kathy Schatteman

Respectfully submitted by REI & The Board of Directors