

Carlson's Ridge

Annual Owner's Meeting Agenda

October 17th, 2024, 3:30 PM

2 Pickett Road, New Milford

John Pettibone Community Center

OPEN SESSION

Attendees:

Board of Directors: President; Kathy Schatteman and Treasurer; Charlene Michalek, Director; Jane Gregory, Vice President; Jim Polito, Director; Charlie Flannigan.

Unit owners: 16 CRC, 23 CRR, 24CRR, 25CRR, 27CRR, 30CRR, 37CRR, 39CRR,43CRR, 47CRR, 57CRR, 59CRR, 63CRR, 75CRR, 77CRR, 79CRR, 6CRW, 12CRW.

Proxys: 4CRC

Representing REI Property and Asset Management: Lisa Sachen, Courtney Leblanc and Kent Humphrey.

Roll call

Owners in attendance signed in lieu of a roll call.

Call to Order

The meeting was called to order at 3:33PM by Kathy Schatteman; President.

Proof of Notice:

Jim Polito; Vice President motioned to approve the proof of notice and Charlene Michalek; Treasurer seconded. All present voted in favor, to approve proof of notice.

Approval of the Minutes

Kathy Schatteman made a motion to approve the minutes from the last owner's meeting which was held on 11/7/23. Charlene M. seconded the motion. All present voted in favor of the motion. Minutes had been sent out in advance, so no need to read the minutes.

Budget Ratification

Charlene M; treasurer presented the budget and answered questions from the homeowners and BOD. Kathy S. made a motion to ratify the 2025 budget. Jim P. Seconded the motion. All present and by proxy voted in favor of the motion. 2025 Budget was ratified.

2024 Fiscal Year Profit:

Kathy S. made a motion to transfer any 2024 operating profit to reserves. Charlene M. seconded the motion. All present voted in favor of the motion.

New and outstanding items:

- Owners asked for explanation of accounting and tax prep cost
- Need retaining wall information
- Determine when the next power washing for 2nd half of community will be completed.

Communication:

- REI contract specifics requested in 2023 and not received, management company change Responses Board replied contract went into effect 2024, 3% increase typical, changing companies difficult and expensive. Lisa explained contract obligations.
- Vendor names were provided for owners with chimney rust issues. It was suggested owners clean chimneys if not done recently.
- Updates given on roofs (all done), tree work (over budget), pot holes repaired, asphalt contractors contacted, retaining wall proposals (Bruzzi selected; will be done in 2024; money from Reserve), lawns had crabgrass problems therefore pre-emergent will be applied earlier in 2025, next power washing in 2025 Kathy

Next Meeting Date

The next annual meeting will be scheduled with the board later.

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Adjournment

Kathy S. motioned to adjourn at 4:18pm. Charlene M. seconded. All present voted in favor.

No executive session.