

Carlson's Ridge Homeowners Association

Owners Question and Answer Meeting

May 13, 2022

Meeting Place: Gazebo

ATTENDEES:

- Board Members: Terry D'Andrea, President; Charlie Flanagan, Vice President, Kathy Schatteman, Treasurer and Robert Rainey, Secretary.
- Unit Owners in attendance:
 - 2CRC, 16CRC, 21 CRR, 23CRR, 27CRR, 30CRR, 31CRR, 37CRR, 39CRR, 43CRR, 47CRR, 65CRR, 71CRR, 75CRR, 77CRR, 79CRR, 6CRW & 12CRW.
- REI: Crystal Koplak and J. Kent Humphrey

CALL TO ORDER:

- Meeting was called to order at 1:31 p.m. by Crystal Koplak.
 - Terry D'Andrea was introduced and asked for a moment of silence for several residents who passed away during the year.
 - Terry D'Andrea shared information regarding the Garden Clubs Spring Social on Friday May 20th from 3-5pm.
- Terry D'Andrea introduced Alec Benoit, Manager for Bartlett Tree Experts.
 - Alec discussed the services that Bartlett provides and how he is working with the Board on current and future plan to maintain the trees in the community. A wide range of topics were discussed i.e., volcano mulch, emerald ash bug, spotted lantern fly, black knot and preventive maintenance just a few topics among a Q & A session with Alec.

DISCUSSION TOPICS:

- 39 CRR
 - Inquired about removing the invasive "tree of heaven."
 - Suggested planting Forsythia.
 - Provided experience with clogged downspouts and clearing the underground line leading to the woods. Mentioned that many units have drywells associated with roof drainage systems.
 - Inquired at what point is the association responsible for gutters, leaders, and drainage systems vs. the unit owner.
 - Inquired about the ability of purchasing shingles for future use.
 - Board investigated this with the contractor. Due to lack of storage and the need to rent space it would not be cost effective to purchase a large quantity of shingles.
 - Inquired when "bulk pick-up" is scheduled.
 - June 10th.
 - Remarked the landscaping is both good and bad, mentioned speeding on the equipment, bare areas, and lawn maintenance in general.
- 75 CRR
 - Inquired when the gutters were to be cleaned sighting the mess of leaves and damages left last year.
 - Kathy Schatteman responded stating Sergio would be out next week to review assorted items.

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- 43 CRR
 - Inquired would installing gutter guards reduce the cost of annual cleanings.
 - Kathy Schatteman stated many of the installers the board has spoken with do not recommend guards.
 - Inquire driveway replacements and repairs.
 - Board advised Four Star would be out to evaluate driveways and road repairs. Two driveways are budgeted for replacement this year.
 - Passed out book club information and stated there are other activities residents might be interested in joining.
- 2 CRC
 - Reported downspout problems.
 - Referenced the December 9th meeting minutes referencing Sergio had to reschedule gutter clearing due to frozen conditions.
 - She was told there was no need for drain screens.
- 27CRR
 - Inquired who to contact for problems associated with their mail box.
 - Peter Van Houton, Unit 30, he contacted the post office to replace his lock.
- 16CRC
 - Inquired will Sergio be replacing trim that has blown off when he is on site next week.
 - Board response was he would likely schedule a time to return after his inspections.
- 77CRR
 - Inquired if the asphalt at the beginning of the circle was being evaluated by Four Star.
 - Stated Bruzzi is missing the front along Route 202.
- 14CRC
 - Advised attendees there is an open position on the Board.
- 79CRR
 - Rita volunteered her husband Jim Hull to be an active member of the board.

MEETING ADJOURNED:

- Meeting was adjourned at 2:44 p.m. by Terry D'Andrea.

Respectfully submitted by REI