

Carlson's Ridge

Annual Board Meeting

Agenda October 16, 2025 at 3:30pm

John Pettibone Community Center (2 Pickett Road, New Milford, CT)

OPEN SESSION

Attendance:

Kathy Schatteman, President, Jim Polito, Vice President, Charlene Michalek, Treasurer, Charles Flanagan, Director, Jane Gregory, Director

Bart and Tracey Bradshaw, 4CRC, Lois Snow, 16 CRC, Judy Duda, 21 CRR, John and Teddy Oxtan, 23 CRR, Robert and Antoniette Rainey, 25CRR, Ron and Dixie Travis, 27 CRR, Catherine and Sam DeLuca, 39 CRR, Angie Masini, 71 CRR, Alice Fitzpatrick, 73 CRR, Elaine and Tony Abatamarco, 6 CRW, Joanne Wengler, 12CRW, Ron Michalek, 8CRW.

On behalf of REI: Courtney Leblanc and Lisa Sachen

Call to Order:

The meeting was called to order at 3:34pm.

Proof of notice of meeting:

Kathy Schatteman, President, motioned to approve the proof of motion and Charlene Michalek, Treasurer, seconded the motion. All in favor.

Approval of the minutes:

Kathy Schatteman, President, motioned to approve the proof of motion and Jim Polito, Vice President, seconded the motion. All in favor.

Presidents Report:

-Kathy welcomed the new homeowners to the community. She has spoken with them but has not discussed whether they would have any interest in joining the board.

- Homeowners may receive a letter from REI asking them to address issues found during the fall walkthrough. One common item was faded shutters.

-There is a speeding issue in the community, please be mindful of your speed. Putting up speed traps is too expensive.

-Limited common elements were explained. The HOA could perform all maintenance, repair, and replacement and assess the cost to the homeowner. The HOA can obtain estimates and manage the contractor. Please advise REI of any issues.

Board Elections:

Slate of candidates accepted unanimously by all members present. Jane Gregory was re-elected with a term ending in 2027. Charlene Michalek was re-elected for a term ending in 2028. Judy Duda was elected and will fulfill the remaining 1 year term of Vice President.

Budget ratification:

Carlson's Ridge

Annual Board Meeting

Agenda October 16, 2025 at 3:30pm

John Pettibone Community Center (2 Pickett Road, New Milford, CT)

OPEN SESSION

Charlene presented the budget with an increase of \$10. The budget was passed unanimously by all members present.

Excess Profit Assignment:

Excess profit will go into the reserve account. Kathy Schatteman motioned to approve, Charlene Michalek seconded, all in favor.

Unfinished/new business:

-The community thanked Charlie and Jim's service as they retire from the board.

-If there are any other homeowners interested in joining the board, please let us know. New members are needed.

-The community discussed Ralph retiring and the need to find new contractors. A gift for Ralph was also discussed. Donations are optional and owners can donate as much or as little as they'd like.

-Gutters will be cleaned 1 time per year by the association. They will be cleaned after Thanksgiving. If further cleaning is needed, it will be the homeowner's responsibility.

-Owners asked which driveways are planned for replacement. It is planned that Four Star Paving will do 45-47CRR and 49-51CRR as weather permits. Future road repairs and overlay will be addressed as needed and funded by reserves. It is difficult to find contractors willing to do small communities.

Adjournment: Kathy Schatteman motioned to adjourn at 4:08pm. Charlene Michalek seconded, all in favor.