

Carlson's Ridge Homeowners' Association

Minutes: Board Meeting of November 10th, 2016

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Present: B.O'Loughlin, A.Masini, A.Lachlan,
Terry D'Andrea, and Kent Humphrey,REI.

also present-Homeowners : Sam & Catherine DeLuca,
Joe & Lois Snow, Tom & Linda Sprick,
Jack & Teddy Oxtan and Kathy Schatteman,

Bill called the meeting to order at 6.30pm.

As first order of business, attending homeowners were asked if they were bringing any issues to the Board. Tom Sprick and Jack Oxtan indicated they each had an item to discuss. Bill advised that their items would be addressed. (Please see New Business).

OPERATIONS UPDATE as of November 10th 2016.

COMPLETED WORK ITEMS:

Seeding of areas where stumps were removed.

Rock / soil grading repairs to two units.

Removal of dead plantings around property.

Front and rear ponds cleared.

Other misc. landscape repairs around property.

UPCOMING WORK ITEMS THRU DECEMBER 31, 2016.

Gutter cleaning for all units (to be completed by 11/30/16).

Final clean-up by Bruzzi.

Potential conversion of street lamps to LED.

COST OF CONVERSION FROM SODIUM BULBS TO LED BULBS.

Current annual cost of electricity for lamps = \$2100.

Current wattage of sodium bulbs = 18 watts each.

Wattage of new LED bulbs = 18 watts each.

Expected life of sodium bulbs = 10k to 20k hours.

Expected life of LED bulbs = 50k hours (11 years for us).

Cost of an individual sodium bulb = \$29.00/each.

Cost of an LED bulb = \$77.00/each

THE MATH:

Current operating cost (\$5.75 per day X 365 days) = \$2100.00

New operating cost (18% of \$5.75 = \$1.035 x 365) = \$378.00

Annual savings = \$1722.00.

Cost to install new ballasts and bulbs = \$1897.00.

Payback period is 13.2 months ($\$1897.00 / \$143.50 = 13.2$)

The board agreed it makes sense to proceed with the lamp conversion.

To further improve the final cost, Joe Snow and Kent Humphries are exploring the possibility of Eversource participating and sharing some of the cost for energy savings. The Board will make a final decision when all the cost info is finalized.

The Board extends its thanks to Joe Snow for both the recommendation for this improvement, as well as, for the work he did putting the proposal together.

FINANCIAL REPORT.

Terry reported that our finances are in order and on track YTD against 2016 Budget.

Terry and Bill have completed the Budgets for 2017, now ready for approval by the Homeowners at the annual meeting on November 16th.

CD's are reaching their maturity date soon at a rate of .06% for 24 months. Terry and Kent will explore the possibility of obtaining a more favorable rate.

BY-LAW CHANGE.

On April 14th 2016 the Connecticut Supreme Court concluded that condo associations must change their foreclosure/collections policy to a Rule instead of a Policy.

This change was voted on and approved by our Board of Directors. Kent will issue a letter to the homeowners explaining the change and suggesting that it should be inserted in their personal copy of the By-laws.

UPDATE ON DECK REPAIRS.

Angie raised the question that when homeowners who needed deck repairs were advised that the deck , being a Limited Common Element, was their responsibility and as such would include all repair costs. It might be necessary to advise that this would include any insurance claim for personal injury. Kent will pursue with Nicholas Tobin and advise back.

NEW BUSINESS.

Tom Sprick mentioned that his concrete pathway needed repair. Bill stated that this repair will be completed in spring 2017.

Jack Oxton reported that the bulb on the lamp-post close to the Gazebo needed to be replaced. The bulb has now been replaced..

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The next meeting will be the Homeowners Annual Meeting on 11/16/16 at 6.30pm in the Senior Center on Main Street.

The Board Meeting adjourned at 7.30pm.