

Carlson's Ridge Homeowners' Association, Inc.

Board Meeting Open Session & Officers' Report

December 7, 2023, at 3:30pm

Cafeteria at JPCC

ATTENDEES:

Board Members: President; Kathy Schatteman and Vice President/Treasurer; Charlene Michalek
Unit owners in attendance: 6CRC, 16CRC, 6CRW, 8CRW, 21CRR, 24CRR, 25CRR, 28CRR, 30CRR,
31CRR and 59CRR.

REI Property & Asset Management, Crystal Koplak.

CALL TO ORDER:

The meeting was called to order at 3:32 pm by Crystal Koplak.

PROOF OF NOTICE:

Proof of Notice was unanimously approved, motioned by K. Schatteman, and seconded by C. Michalek.

PREVIOUS MEETING MINUTES:

K. Schatteman motioned to approve the minutes of August 21, 2023, seconded by C. Michalek.
Motion was unanimously approved.

FINANCIAL REVIEW:

C. Michalek reviewed the current financials during the annual homeowners meeting.

COMMITTEE REPORT:

No committee report at this time.

UNFINISHED/NEW BUSINESS:

Roof Update:

- 28 & 30CRR and 69 & 71CRR were completed by Sergio Roofing.
- Seven (7) buildings were completed in 2023.
- To still be replaced in 2024 are 24 & 26CRR, 37 & 39CRR and 10 & 12CRW.
- The Board will ask REI to obtain bids, per our specs.
- The Board will be pursuing a claim against Erreyes Roofing LLC insurance. Our policy does not cover poor workmanship. To date, repairs have cost \$12,600.

Siding Repair:

- Completed at 33CRR. There was a gap between the sheathing and dormer window resulting in water penetration.

Retaining Wall:

- 4CRC was repaired @\$925.

Gutter Cleaning:

- Owners will be notified when Sergio is expected to clean the gutters on Saturday December 9th.

Note: The November 7th annual meeting package (just emailed), includes information about Christmas tree removal, REI holiday schedule, garbage pickup dates and HOA maintenance versus owner maintenance guidelines

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HOMEOWNER SESSION

30CRR

- Advised that when they did the roof one of the shingles ripped the screen.
 - K. Schatteman will advise Sergio.

SEVERAL CONCERNS REGARDING BRUZZI'S TEAM TO BE DISCUSSED WITH BRUZZI.

ADJOURNMENT:

Meeting was adjourned at 3:49pm by a motion by K. Schatteman, and seconded by C. Michalek

Minutes composed by REI Property Mgt.