

Carlson's Ridge Condominium Association

c/o REI Property Management, Inc

Owners Meeting

April 15, 2015

6:30 PM – New Milford Senior Center

21 Owners representing 13 units represented at this open discussion meeting

Discussion Items:

Variance Procedures – Question was raised regarding installation of gas fireplaces and other unit owner improvements.

- Carlson's Ridge does not permit the installation of gas operated fireplaces.
- All visible interior or exterior repairs, maintenance, or enhancements require the review of the Board of Directors for approval. Requests are submitted to the Board of Directors for review prior to initiating the work. The Board will have 30 days to review the submission and respond.
- Submission will include a description and drawing of proposal, date in which work will begin and estimated date of completion. Prior to the commencement of the intended enhancement a copy of the contractor's liability insurance must be provided indicating Carlson's Ridge Condominium Association as additional insured..

Roofing – Several comments were made regarding pieces of roofing shingles on the ground and owner's concerns regarding future water penetration. Bill O'Loughlin stated the roofs had been inspected and the roofing found on the ground were "decorative" pieces according to the independent roof inspector. One owner comment a complete tab had recently blown from their roof. Bill stated he would inspect the particular unit and contact the roofing contractor if necessary. He indicated further investigation is required at Mary Neal's unit to resolve the water penetration into her garage.

Gutter Replacement – Mr. O'Loughlin discussed the gutter replacement project indicating there are approximately 21 unit owners signed up to have their 4 inch

gutter system replaced with 6 inch gutters and new leaders. Unit owners are responsible for 100% of this offering.

Ice Damming – Many of the residents were interested in a solution to the ice damming. Bill O’Loughlin discussed there is no "permanent solution" in preventing ice damming. The Board is investigating the installation of heating cable, which is used on many roofs and gutter systems in the northern clement. There are several concerns regarding the installation including but not limited to: power source, timers, switches, cost, amount of cable required.

Other considerations may include additional insulation and soffit and rafter vents.

Plow Damage – Several residents mentioned there is lawn damage from winter services. Bruzzi, the contractor for both snow removal and lawn care will be address these areas by mid-May.

Roads – Bill O’Loughlin advised those in attendance the Board observed the crack filling completed in the fall of 2014 did not hold up as in past years. They are soliciting other contractors for 2015. There was also discussion regarding frost heaving which may require minor cut and patch work in late summer. Repairs to the sections of curbing would be addressed at that time.

Driveways – There was discussion regarding the condition of several driveways that are deteriorating prematurely. B. O’Loughlin state the Board is reviewing these driveways and considering minor repairs in addition to crack filling.

Garden Club / Bake Sale – The Garden Club announced two new planters were installed at the gazebo and the annual bake sale will take place during Mother Day weekend May 9th between the hours of 9:30 AM and 5:00 PM. All are invited to participate either supplying home baked items, purchasing items and donations are always accepted. The club does a magnificent job maintaining the beauty of the community.

Plantings – A question was raised regarding additional plantings around the perimeter of the units. Bill responded by stating submitting a variance is not required if a resident supplemented plantings are within the established planting bed boarder.

Window Cleaning – A. Lachlan, stated the majority of unit owners in the community had contracted their windows be cleaned (inside & outside) at an approximate cost of \$135 per unit. This work would begin this weekend weather permitting

Dethatching – Topic was asked of the Board if this procedure has been done or is contemplated for this spring of 2015. Dethatching is not planned for 2015.

Mulch – One resident commented the mulch use during the past year appeared to be wood chips. The Board confirmed that mulch was contract thru Bruzzi to be installed in all beds.

Leaves and other Debris – Two of our residents stated that there was an area that did not appear to have had the annual spring cleanup. Bill O'Loughlin will review this area and contact Bruzzi if this area is in their contract.

Deck Painting – Those present were advised deck painting will begin in late May.

Dryer Vent Cleaning – The cleaning of dryer ducts and checking water hoses should be done annually. Several members have used the services of Vent Gard, 17 Crawford Lane, Sherman, CT 06784 phone (860) 354-3043.

Spring Clean-up / Bulk Pick-up – A. Masini has arranged for the annual bulk pick-up to occur May 13th. She advised residents items need to be placed at curbside and electronics and other hazardous waste items are not accepted.

Power wash – The Board advised the members present that the exterior units are power washed every other year and will begin during September 2015. Decks, stoops and other flooring are an extra cost to the homeowner. The Gazebo is to be contracted for spring.

Document Shredding – Those in attendance were made aware of Sr. Shredding day to be held on May 13, 2014 at the Sr. Center.

Meeting was adjourned at 7:35 PM.