

Carlson's Ridge Homeowners Association

Owners Question and Answer Meeting

September 28, 2020

Meeting Place: Gazebo

ATTENDEES:

- Board Members: Terry D'Andrea, President; Kathy Schatteman, Treasurer; Bob Macklin, Vice-President; Jack Oxtan, Secretary; Charlie Flanagan, Director.
- Unit Owners in attendance:
 - 21 CRR, 25 CRR, 23 CRR, 29 CRR, 30 CRR, 33 CRR, 35CRR, 39 CRR, 43 CRR, 47 CRR, 55 CRR, 57 CRR, 65 CRR, 67 CRR, 75 CRR, 77 CRR,
 - 2 CRC, 12 CRC, 16 CRC, 6 CRW, 8 CRW, 12 CRW

CALL TO ORDER:

- Meeting was called to order at 1:30 p.m. by Kathy Schatteman.

DISCUSSION TOPICS:

- Tree Company: Bartlett Tree Experts has been hired to cut our trees moving forward.
 - Various questions about stump grinding to be done.
 - Satisfaction with Bartlett
 - Can owners replace trees cut down? Yes, with Board approval.
- Window Washing: Angel retired and new window washer companies have been interviewed by Kathy. Our screen tabs break off easily causing a problem, COVID is causing problems with inside/outside cleaning issues, and all estimates have been higher than last year. No decision has been made by the Board.
- Lawn Treatment: Charlie replaced Lawn Doctor with NaturaLawn. They will begin a remedial plan this fall of lawn aeration and reseeded in all common areas and front and side lawns of each unit. The back lawns will be done in the spring. The remedial plan is necessary due to poor condition of the lawns throughout the community.
 - 31CRR – is there anything owners can do. – Water your lawns after applications are completed.
 - 39CRR –Will they dethatch? Charlie to check. Cinch bugs will be treated, dead grass raked up and area re-seeded.
 - 30CRR – What about existing irrigation? Terry & Burke addressed issue and expense of trying to fix system that has not worked in many years.
 - Charlie – not pleased with Bruzzi, waiting for quote for lawn/snow from A to Z. Various owners shared complaints. Charlie has call Scott Nursery to bid.
 - 31CRR – Bruzzi does not pick up grass clippings, will new vendor?
 - 30CRR – Bruzzi week wacking damages siding and cement.
- Reserve Study – Components of 2020 study identified as – Asphalt repair and replacement (streets) and roof replacement. Previous study was done in 2011. In light of the need for new roofs, the Board had another study in 2020 done to update the component list and get new replacement/repair cost estimates.
- Reserve Contribution going forward: Kathy explained the contribution to the Reserve will be increased from recommended amount to address the need for roofs to be done sooner than expected and to build a cushion.
- Need for Roofs – due to ice storm of 2011, when roofer crew got on roof with shovels to clear the ice, there was damage to shingles resulting in roofs needing to be replaced

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before 2011 Reserve study anticipated. Kathy interviewed potential roofers and obtained quotes. We have a preferred vendor who is experienced and familiar with our community and will be purchasing a heavier shingle to stand up to the wind we experience. Units to be replaced in Phase one are 33-35, 29-31, 65-67.

- Can owners vote on color - No
- 25CRR – what color? Terry shared Board's preferred colors.
- 39CRR – what about boots/flashing? Bill explained they will be replaced as needed.
- Streets and Driveways – Board has studied streets and driveways with various asphalt companies. From our understanding, the streets are in good shape and no driveways need work at this time. Winter damage can change this by next spring.
- All three building roofs are to be paid for from the Reserve as per the Reserve Study. Covered porches are a Limited Common Element and repair and replacement are the responsibility of the unit owner. New porch roofs are estimated to cost \$1,800.00 each and are to be paid for by the unit owner directly to the roofer.
- Limited Common Elements – the definition was reviewed and owners encouraged to read the Declarations for definitions and a better understanding of what is the owners responsibility. Decks, garage doors, enclosed porches are all examples of Limited Common Elements.
 - 39CRR – The idea that when unit is turned upside down, what falls out is homeowner responsibility, what stays is HOA responsibility. This is an explanation from Nicholas Tobin of insurance not LCE.
- Entrance sign:
 - 2CRC sign is faded. Board will address.
- Stop Sign: Charlie and grandson have replaced the stop sign at the entrance.

MEETING ADJOURNED:

- Meeting was adjourned at p.m. by Kathy Schatteman.

Respectfully submitted by Terry D'Andrea and Kathy Schatteman