

Carlson's Ridge Homeowners' Association

Minutes: Board Meeting of September 27th, 2017

Present: A. Masini, R. Macklin, J. Oxton, T. D'Andrea, K. Schatteman,
Kent Humphrey, REI

Also present - Homeowners: Catherine DeLuca, Sam DeLuca, Lois
Snow, Teddy Oxton, Joan King, Nettie
McKenna

Meeting was called to order at 6:30pm.

As first order of business, attending homeowners were asked if they were bringing any issues to the Board. No issues were forthcoming.

OPERATIONAL UPDATE

Angie listed the completed and upcoming projects as of September 27th.

Jack will get an estimate from Ralph Manning for painting the bottom of the lampposts in the community.

The burnt out bulb from the middle circle lamppost is scheduled to be replaced.

CHIMNEY COVERS

The Board stated that homeowners should have their fireplace chimney tops inspected even if they look good from the ground. There may be damage from water that has been sitting on top, which cannot be seen from the ground. It was restated that inspection and repairs are the homeowner's responsibility. One top has already leaked causing damage to the interior of a unit.

SNOW MACHINE

Board members met with Chris Bruzzi and it was decided that the snow machine will no longer stay parked all winter in the area near the wooden planter. Chris said he would move it around to all three circles throughout the winter season.

INSURANCE

Richard Herrington from Nicholas-Tobin has recommended we increase the current two million dollar umbrella to five million. This would result in a \$1,500.00 increase in the premiums. The current premium of \$22,209.00 would increase to \$23,709.00 per year. He also recommended we raise the deductible to \$10,000 from \$5,000, which will save \$48.00 per year on our premium.

The Board will meet with Richard to further discuss this issue. Richard will also be asked to attend the December homeowner's meeting.

The Board then accepted questions from the attendees:

- Bruzzi should be made aware that lawnmowers, weed wackers, and gasoline from his equipment tear up the blacktop. Terry will email Chris.
- It was noted that the new driveway at 37-39 CRR has a lip at the street end that will easily be pulled up with this winters snow plowing. Terry will send pictures of the area to Chris Bruzzi and warn him of the issue.

Meeting was adjourned at 7:00pm.