

Carlson's Ridge Homeowners Association

c/o REI Property Management

SPECIAL OWNER'S MEETING

December 8, 2022

JPCC 2 Pickett District Rd. New Milford and vis Microsoft Teams

ATTENDEES:

Board of Directors: Terry D'Andrea – President; Kathy Schatteman – Treasurer; Charlie Flanagan, – Vice President and Bob Rainey – Director

21 Units were represented either in person or via Microsoft Teams. 8CRC (via proxy), 16CRC, 6CRW, 21CRR, 24CRR, 25CRR, 27CRR, 30CRR, 31CRR, 39CRR, 43CRR, 47CRR, 59CRR, 61CRR, 65CRR, 69CRR, 75CRR, 77CRR, 79CRR and phone 5505.

Representing REI Property and Asset Management: Crystal Koplak

CALL TO ORDER:

Meeting was called to order at 2:02 pm by Crystal Koplak.

ROLL CALL/SIGN IN:

Unit Owner 43CRR motioned to accept the roll call. Unit Owner 69CRR seconded the motion. All present approved the motion.

PROOF OF NOTICE:

Unit Owner 43CRR motioned to accept the meeting notice as presented; Unit Owner 24CRR seconded the motion. All present voted in favor of the motion.

READING OF THE MINUTES:

Unit Owner 43CRR motioned to approve the annual meeting minutes from October 18, 2022, as presented; Unit Owner 24CRR seconded the motion. All present voted in favor of the motion.

REPORTS FROM OFFICERS:

K. Schatteman presented the November 30, 2022 financial report.

ELECTIONS:

There are three open positions on the Board of Directors as of January 1, 2023 both Charlie Flanagan and Bob Rainey have elected to step down as of December 31, 2022. Terry D'Andrea and Kathy Schatteman advised during the meeting they too have also decide to step down as of December 31, 2022.

Residents inquired as to what would happen if there was no board. Should the community continue with no board in place the State of Connecticut would not recognize the community as an Association.

The current Board of Directors can appoint members of the community to the Board should no one step forward to join the Board.

B. O'Loughlin advised that he and a few others would work to put a committee or board of three together so the community will have a Board of Directors as of January 1, 2023.

Carlson's Ridge Homeowners Association

c/o REI Property Management

RATIFICATION OF 2023 BUDGET:

T. D'Andrea and K. Schatteman answered questions with regards to the operation as it was explained in the proposed 2023 budget. The proposed 2023 budget represents no increase in common fees over the 2022 budget. The only change is to the operations portion with regards to management services and eliminating power washing for 2023.

Unit Owner 43CRR motioned to ratify the 2023 budget as presented; Unit Owner 31CRR seconded the motion. All present approved the motion and the 2023 budget was ratified.

Note **The roofing assessment was ratified for 2023 during the October 18, 2022, scheduled Annual meeting.

OLD/NEW BUSINESS:

No new or old business was discussed at this time.

ADJOURNMENT:

Unit 69CRR made a motion to adjourn the meeting at 2:57pm. Unit 24CRR seconded the motion. All present voted in favor of adjourning the meeting.

Respectfully Submitted,
REI Property Management – recording the minutes