

Carlson's Ridge Homeowners' Association

Meeting Minutes: Board Meeting of June 12, 2014

Present: B.O'Loughlin, W.Terbrusch, J.Polito, A.Masini, A.Lachlan.
Kent Humphrey,REI

Also Homeowners : Joe & Lois Snow, Jacqueline Farrell,
Sam & Catherine DiLuca.

1) Review of 2014 Financials - Jim.

- a) Jim reported that our finances are all in order thru end of April and in balance with the 2013 forecast given to the Homeowners on November 13th 2013.

2) Review of 2014 Budget Priorities - Jim.

- a) There were two items of unplanned expense this Spring. \$650.00 to P & T Tree for clearing storm damage and \$478.00 repair and repainting of the sign at the entrance to the Complex..
- b) The Board agreed to keep a Deferred Maintenance line item in the Budget to give us spending flexibility during 2014.
- c) The insurance contract for the Complex expired in June. A new contract for the period July 2014 thru June 2015 was obtained with an increase of 15% over previous years. We were advised to expect a larger percentage increase for the following year. 2015 thru 2016. The expected increase will be included in the 2015 Budget.
- d) The 2015 Budget will be prepared within the next three months and sent to board members before our September meeting.

3) Operations Update - Bill.

Review of Winter Damage Repairs.

a) Roof Siding Repairs are 67% complete. The remainder will be completed shortly.

- b) Garage Door Frames. Bruzzi Landscaping is committed to making the repairs to the damaged door frames. He did however have trouble finding a contractor to do the work. Bill contacted Joe Hinckley of Hilltop Construction who can do the repairs. The job is complex. The vinyl siding around the door has to be removed then reinstalled after the new lineals are in place. The agreement now is that Hilltop will do the repairs and Bruzzi will pay the bill.

c) Vinyl Siding Repairs are 67% complete. The remainder will be completed shortly.

4) Replacement of P & T (power washing etc..)

- a) P & T had advised us that he will no longer be able to do our Power Washing and Gutter Cleaning. Walter has been in touch with a few vendors and has information regarding prices, equipment etc., Bill indicated that we need a vendor who has bucket truck(s) and not just ladders. A suitable vendor should be in place this month.

5) Three Major Summer Projects.

- a) Street/Driveway Repairs. Bill has been in contact with M & S Paving and will obtain a quote for this work. He will then obtain one or more other bids.
- b) Back Fence Repairs. We will do a walk-thru during the week of June 16th to assess then purchase the pieces of rail needed for repair. A volunteer work team will be assembled to install the new rails. At time of assessment we will determine the portion of fence most in need of support and have that portion of work quoted by a Vendor.
- c) Deck Painting. Hilltop Construction has been contacted for a quote for his work we have not done a walk thru yet. The intent is to scrape and paint only sun-damaged and/or other peeling areas as required.

6) Sale of #49CRR. Modification of Unit (if any).

- a) There was some indication that this unit had been modified to accommodate more than three adults, which would be a violation of our By-laws. Bill will contact Todd Sargent of Colwell-Banker and explain the requirements of our By-laws so that the correct information is given to any potential buyer.

7) Welcome Information Package.

- a) Angie has compiled a listing of the information that we intend to give to each new Homeowner. This list contains the following:-
Board Members names and telephone numbers
R.E.I. contacts and telephone numbers
Web Site information.
Garbage Pickup
Dates of Board Meetings and Homeowners Meetings
News Letter Information
Information Directory (all owners addresses and telephone numbers)
List of Contractors i.e. Plumbing, Electrical, Carpentry etc.,
Additions to this list are being made continually.

8) New Business.

- a) A question was raised regarding the operation and replacement of Smoke and Carbon Monoxide Detectors. After discussion it was agreed that there was a need for clear direction on this subject. Bill volunteered to contact Hantsch Electric and have them visit and assess our needs and requirements.

The meeting adjourned at 9.15pm. Next meeting will be a Board Meeting on September 11th

at 6.30pm in room 2A at the Senior Center.