

Carlson's Ridge Homeowners Association

Board Meeting
6:30 PM June 19, 2018
New Milford Public Library

ATTENDEES:

Bob Macklin - VP; Kathy Schatteman -Treasurer; Terry D'Andrea - Secretary; John Oxton – Director; Angie Masini - President.

Unit owners: Teddy Oxton, Sam & Catherine DeLuca, Tomm & Linda Sprick, Joan King, Nettie McKenna, Lois Snow

J. Kent Humphrey representing REI Property Management

CALLED TO ORDER:

At 6:30pm.

OFFICERS REPORTS:

Projects Update – presented by Angie

- All winter damage has been assessed- Bruzzi notified of his responsibilities
- Driveways and curb repairs were noted where needed.
- Awaiting estimates for minor repairs on roads and driveways.
 - Jack reported this is expected by late September or October
- Bruzzi completed the mulching and edging.
- Bruzzi completed re-seeding areas along driveways. Residents have been asked to water.
- Lawn Dr. applied fertilizer and weed killer spring treatment April and June.
- Completed Landscape repairs on filling holes by Gazebo, sink hole by Rt.202, catch basin at entrance, large hole by #53, re-grading area on #23 CRR, and patching lawn 10 & 8 CRct. – completed cost \$1830.
- Flag pole light replaced with larger illumination \$375.
- Concrete repairs to unit 8 and 16 CRct. Total cost was \$1785.
- Roof repairs have been scheduled with Sergio roofing.
- Jack indicated that he will begin June 26.
- Identified wooden posts and rail fencing that needs to be replaced behind Carlson Ridge Road. Awaiting estimates with Russell Fencing.
 - Angie has called four times, still awaiting date to inspect. She will contact other fencing companies.
- Power washing completed on 24 homes. Entrance fence also power washed.
- Identified the decks to be stained –and scheduled this work to be done the week of July 16, 2018. 21 decks to be stained- cost to be shared with assesment of \$200 each unit.
- Identified 4 bilco doors to be painted –cost \$550. (units CRR-33,61, 73, and 8CRW.) Work to be done at the time of the deck staining.
- Power washing decks will be done July 12-13.
- Window washing scheduled for June 20-21.
- Bulk pick up scheduled for June 19 and completed.

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Future Projects

- Schedule date for walk around tree trimming with P&T. Allow only 2 days of trimming.
 - Board will schedule walk around in August.
- Crack filling on roads and driveways.
- Gazebo cupola repair needed- identify and contact contractor to service repair.
 - Jack will ask Sergio to repair.
- Mailbox replacement –coordinate with Ralph Manning and PO.
 - Ralph has looked at the project and can do the work. Terry waiting for estimate and will contact Post Master to coordinate.
- Audit scheduled with accountant- cost \$1900.
 - Kathy stated report is expected in about 2 weeks.

NEW BUSINESS:

- Sergio has told Jack that he can begin work on June 20 starting with siding damage and then dormers.
- Ralph will begin work on 51CRR, 37CRR, 49CRR within next 2 weeks. Terry will have him add 45CRR slider wood repair to this list.
- Bushes between property.
 - Terry waiting on Cosmos to schedule meeting for estimate.
- Egress – Board decided to wait until fall to review if financially feasible.
- No Trespassing signs – Board decided to wait and see if needed.

HOMEOWNERS FORUM:

- Catherine & Sam DeLuca (#39CRR) mentioned when Bruzzi putdown grass seed down edge of driveway, they did not remove the crabgrass beforehand. Angie indicated that no weed killer was used since it would kill the grass seed. The new grass will eventually choke out the weeds.
- Sam DeLuca asked who will remove the damaged mailbox. Terry will let Bruzzi know he will be responsible for removing it.
- Sam DeLuca asked about the dryer vent cleaning.
 - Jack stated Vent Guard will start the beginning of October.
- Tomm and Linda Sprick stated their sidewalk is pitted. The board inspected this and found no problem at this time.
- Joan King asked for Ralph to fix wood under basement slider.
 - Terry will add to his list.
- Kathy mentioned 6CRCT trim needs to be fixed.
 - Jack will add to list for Sergio.

ADJOURNED 7 PM

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