

Carlson's Ridge Homeowners' Association.

Minutes: Board Meeting of September 10th, 2015

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Present: B.O'Loughlin, A.Masini, W.Terbrusch, Terry D'Andrea, A.Lachlan,
Kent Humphrey,REI.

also present-Homeowners : Lois Snow, Tomm & Linda Sprick,
Sam & Catherine DeLuca, Nettie McKenna
and Joan King.

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.

Kent was congratulated by all present on his promotion to Vice-President of R.E.I.

OPERATIONS UPDATE as of September 10th 2015.

Completed Projects (May – August)

Deck Staining of remaining 20 units.

Roof Repairs to 6 units from Ice Damming.

Condition Assessment of Concrete Walkways and Asphalt.

Asphalt Repairs Curbs, Streets and Driveways.

Concrete Replacement to 3 Units.

Gutter Replacement to 14 Units (paid by homeowners).

Application of Grub Control to entire property.

Replacement of Metal Roof Trim from Winter Wind to 3 units,

Repair to Garage Door Frames to 2 units from Winter Damage.

Landscape Stone Repair to # 67 CRR from Water Damage.

Replace Sections of Wooden Fence at back of property.

Two attempts at Seed Repair to Lawns adjacent to Driveways.

Upcoming Projects (September – December)

Power Wash next 12 Buildings (September 14 – 18th)

Paint/Repair Wooden Door Frames to 5 units.

One Day of Tree Takedown and Major Tree Trim by P & T.

Gutter Cleaning (November).

Additional Section Repairs to Back Fence.

Last Attempt at Repairing Lawns adjacent to Driveways.

BUDGET PREP FOR 2016

Bill and Terry are preparing the Budgets for 2016 to be presented at the Homeowners annual meeting in Oct/Nov 2015.

Terry reported that all our Financials are in order thru 7/31/15.

GARBAGE COLLECTION

Angie reported that our contract for Garbage Pick-up with All American Waste is due for renewal in February 2016. An increase in our Contract Fee is expected and provision for this should be included in the 2016 Budget.

It appears that the separation of our Recyclable Items is now being handled correctly at time of pick-up.

A question was raised regarding the correct placement of Garbage Cans. It was stated that all cans and recycling items should be placed at the curbside at the end of the Driveway. A letter to this effect will be mailed to all homeowners shortly.

NEW BUSINESS

Tomm Sprick requested a copy of our Master Insurance Policy. Bill agreed to provide this to him.

Bill explained in detail the nature of the various roof repairs that were completed recently.

Kent indicated that there were some changes in the Insurance Requirements for Condo Complexes that might need explanation. Bill said he would try to arrange a meeting with Richard Herrington of the Nicholas/Tobin Agency and the Board to determine how our Master Insurance Policy and the Homeowners individual policies should be interpreted.

A question was raised regarding the date of our Homeowners meeting scheduled for October 28th. Alan will contact the Senior Center to see if there are any open dates between November 3rd and 12th. (The Center advised that there were no open dates available, the Home-Owners meeting will take place as scheduled on October 28th).

At this point the regular Board Meeting was adjourned.