

Carlson's Ridge Homeowners Association

Owners Question and Answer Meeting

April 27, 2021

Meeting Place: Gazebo

ATTENDEES:

- Board Members: Terry D'Andrea, President; Kathy Schatteman, Treasurer; Bob Macklin, Vice-President; Robert Rainey Director, Charlie Flanagan, Secretary.
- Unit Owners in attendance:
 - 6CRW, 14CRC, 16CRC, 23CRR, 24CRR, 25CRR, 27CRR, 30CRR, 31 CRR, 39CRR, 43CRR, 47CRR, 55CRR, 57CRR, 61CRR 69CRR, 75CRR & 77CRR.

CALL TO ORDER:

- Meeting was called to order at 1:30 p.m. by Terry D'Andrea.
 - Introduced new members to the community Ron and Dixie Travis – 27CRR.

DISCUSSION TOPICS:

- 43 CRR
 - ⊖ Advised the board the mid-circle brick blocks circling tree need to be repositioned.
 - The tree in the same area needs to be replaced.
 - The board should consider spraying diseased purple plum trees.
 - K. Schatteman response: spraying trees is a costly venture, the current program is “triage” (pruning, cutting, stump removal, cabling, etc.).
 - T. D'Andrea commented tree replacement is not in the 2021 budget though the board may consider purchasing species at the end of season possibly at Home Depot or the green spot (a Bruzzi entity) unless members of the community would consider contributing toward procuring replacement tree(s).
- 27 CRR
 - Positively responded to the triage program though had reservations regarding the ecological effect spraying would have on the environment.
- 39 CRR
 - Discussed the seeding along the unit's driveway and walkway was in adequate. Bare areas within the lawn were also a topic of concern.
 - T. D'Andrea state the Snow Removal and Landscaping contract expires at the end of the season and will be renegotiated with additional specifications. Bruzzi has successfully been the low bidder in the past.
- 23 CRR
 - Clarified the reseeding process; breaking up the soil, applying seed and weed and feed.
 - Noted areas between 21CRR, 23CRR and 39CRR were missed during the reseeding process.
 - Weed and feed application by Natural Lawn will be completed at the end of this week or next week.

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- 25CRR
 - Explained during the season there is a “summer burn” along the asphalt roads, driveways, and sidewalks. It is difficult to maintain these areas without the use of irrigation. Note: Irrigation was discontinued several years back to reduce increase in HOA fees.
- 39CRR
 - Recommend the Board coordinates with Bruzzi and Natural Lawn regarding fertilization applications of the newly seeded areas and mowing.
- 39CRR
 - Noted the ash tree stumps between 39CCR and 41CCR are growing back. Inquired if this is natural and if a substantial tree would become of the shoots.
- 31CRR
 - Thanked the Board and Sergio for repairing the siding that came off during the latest storm.
- 27CRR
 - Questioned if the Association or unit owners were responsible for cleaning of windows.
 - T. D’Andrea responded – in the past the Board has attempted to coordinate and provide group pricing though it is the responsibility of the unit owner to maintain their windows. The screens are near to impossible to remove with out breaking the “tabs”. Many units are unable to remove the screens and contractors will not be responsible for them.
- 39CRR
 - Suggested power washing the windows which they had success using a product similar to Windex.
 - T. D’Andrea stated the power washing company had not had success and was concerned with damaging the screening.
- 69CRR
 - Suggested the Senior Center has a contractor that may be of service and the pricing is on a sliding scale. The contact person at the center is Leo.
- 16CCR
 - Inquired when bulk pick-up is scheduled.
 - T. D’Andrea responded it would be late May or early June.
- 43CRR
 - Inquired if the unit owner would be notified of potential deteriorated items found during the walk through.

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- 39CCR
 - Will painting around the door prevent peeling and rotting?
 - Prepping the trim by removing the peeling paint, priming the area, and painting will reduce deterioration but will not prevent the process.
 - Pricing for having the door painted.
 - There was a discussion the entry door is vinyl coated while the garage doors are steel.
 - T. D'Andrea will inquire from the vendor as to what to use on the entrance door and provide the color code for doors and trim.
- Spring Walk Around – T. D'Andrea
 - **Note: Unit Owners** are responsible for:
 - Windows, doors, steps, posts, pillars, railings, chimney caps, shutters and decks are examples of items owners are responsible to maintain.
 - In the past the association has noted areas of repair and minor repairs with some painting to maintain a high level of appearance. This will be done again this year. This type of work together with the shared expense of painting decks was begun as a courtesy when the community was newer. Due to budget-constraints what the Association continues to do will be reviewed each year.
 - The walk-around review and maintenance are not guaranteed or warranted and unit owners can decline the work by emailing REI.
 - made
 - It is recommended owners review the Declaration of Carlson Ridge Article VI Limited Common Elements, and Article VII Maintenance Repair and Replacement.
- Reserve Study – Roofing and Paving – T. D'Andrea and K. Schatteman
 - The reserve study provides guidance as to replacement values and useful use in years.
 - Annually the Board engages Four Star to evaluate the asphalt drives and roadways and Sergio to evaluate the roofs.
 - Three roofs were replaced in 2020 and the next three are planned for 2023.
 - Due to ice damming incidents, roof conditions and increased cost Sergio recommend additional roof be replaced in 2021 (not planned).
 - The contactor suggested purchasing supplied now for future installation due to exorbitant material price increases.
 - Sergio to review roofing after each major snowstorm to determine in removal is necessary.
 - The asphalt review brought to the attention minor repairs for 2021.
- 39CCR
 - Recommends not using shovels on the roof only roof rakes.
 - T. D'Andrea to confirm with Sergio the use of roof rakes.

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- 55CCR
 - Inquired who is responsible for driveway replacement and repairs.
 - T. D'Andrea stated there are no replacements planned for 2021 and that the association will crack seal and patch, as necessary.
- 39CCR
 - Stated the split rale fence is deteriorating and leaning toward the bank.
 - T. D'Andrea stated fencing is replaced as needed.
 - K. Schatteman confirmed R. Manning is reviewing the fencing and proving recommendations for replacements.
 - Observes an abundance of litter along the embankment on the far side of the fence. Asked who is responsible for removing it.
 - IT was suggested the Board might consider requesting the local scout troop to organize a cleanup as a community project for a donation to the local organization.
- 16CRR
 - Suggested keeping garbage tops secured would provide some relief of debris blowing around.
 - Who is responsible for cleaning the entrance fencing?
 - This project is contracted out with pressure washing contractor scheduled for June.
- 30CCR
 - Wanted conformation as to the responsibility of the Board/Community as to repairs and painting of the entrances...Doors and components.
 - Painting and minor repairs were completed as a courtesy to homeowners though ultimately the owner is responsible for repairs and replacement.

MEETING ADJOURNED:

- Meeting was adjourned at 2:40 p.m. by Terry D'Andrea.

Respectfully submitted by J. Kent Humphrey, REI