

**Carlson's Ridge Homeowners Association**  
**Owners Question and Answer Meeting**  
**July 7, 2025**  
**JPCC 3:30 Music Room**

**ATTENDEES:**

**Board Members:** Kathy Schatteman, President; Jim Polito, Vice President; Charlene Michalek, Treasurer; Charlie Flanagan, Member; Jane Gregory, Member

**Unit Owners in attendance:**

12CRC, 16CRC, 6CRW, 12CRW, 21CRR, 25CRR, 31CRR, 39CRR, 43CRR, 47CRR, 67CRR, 71CRR

**REI:** Lisa Sachen

**President's report:**

Ralph completing landscaping and painting projects; Sergio completed most siding repairs; erosion issues at 39CRR and 12CRC - proposals requested, 2 received; Tree Monsters to prune/cut this year; asphalt repairs - proposals sought, little vendor response; repairs offered by Maintenance & Repair at REI not recommended; new "handyman" needed to replace Ralph; new Board Members sought to fill vacancies

**Discussion Topics:**

43CRR concerned about future foundation cracks

31CRR concerned about continuing speeding and poor driving, especially at the corner. Board member responded curb parking is dangerous and discouraged - use driveways and guest parking

12CRC stated that erosion repair should not jeopardize foundation grading; tree debris clogging gutters; would like trees cut back. Board response - the elm is very large and expensive to cut and it is healthy

47CRR questioned if the Bradford tree will be cut down.

Response from Board = yes, it's too big and damaged

39CRR mentioned trees and vines behind fence overgrown

71CRR asked about status of budget and are units available for sale. Response - budget on track (some over some under), reserve interest healthy, one known unit will probably become available

25CRR kids on bikes continue to cut through the community despite repeated interactions requesting they stop. Solutions? Multiple complaints about lawn mowers damaging grass and going too fast

**Meeting adjourned:** 4:13pm by Kathy Schatteman

Respectfully submitted by Kathy Schatteman