

Carlson's Ridge Homeowner's Association

c/o REI Property Management, Inc

Open Board Meeting

Pettibone Community Center, 2 Pickett District Rd, New Milford, CT 06776

20 June 2024

Attendees:

President/Secretary – Kathy Schatteman

Treasurer – Charlene Michalek

Director – Charlie Flannigan

Lisa Sachen & Amy Mead on behalf of REI Property Management

CRR, Unit 16-Lois Snow

CRR, Unit 21-Judith Duda

CRR, Unit 25-Bob and Nettit Rainey

CRR, Unit 39-Sam and Catherine DeLuca

CRR, Unit 47-Erna Jonke

CRR, Unit 67-Suzanne Saggese (on Teams)

CRR, Unit 79-James and Rita Hull

CRW, Unit 6-Tony and Elaine Abatemarco

CRW, Unit 8-Ron Michalek

CRR, Unit 71-Angie Masini

Call to Order:

At 3:32pm by REI

Roll Call was taken by Amy Mead of REI, the following were present:

Judy Duda – 21 Carlson Ridge Road

Lois Snow – 16 Carlson Ridge Court

Robert and Antoinette Rainey – 25 Carlson Ridge Road

Erna Jonke – 47 Carlson Ridge Road

Sam and Catherine DeLuca – 39 Carlson Ridge Road

Jim and Rita Hull – 79 Carlson Ridge Road

Angie Masini – 71 Carlson Ridge Road

Tony and Elaine Abatemarco – 6 Carlson Ridge Road

Ron Michalek – 8 Carlson Ridge Way

Proof of Meeting:

Motion to approve meeting notice made by Kathy Schatteman, seconded by Charlene Michalek.

Unanimously approved by BOD

Approval of Previous Meeting Minutes:

Motion to approve made by Charlie Flanagan, seconded by Kathy Schatteman

Unanimously approved by BOD

Treasurer's Report – Charlene Michalek:

Operating Cash = \$44,051.77

Reserve = \$191,699.21

Net income = \$24,974.95 (as of May 31st)

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President's Report – Kathy Schatteman

- Interest rates on the CD for the roofs was approximately \$5,000.00
- Power washing schedule is set, contact new vendor RU Ready for additional service(s)
- All meetings update – video & phone attendance is now available via Microsoft teams
- Insurance update: Continuing service with Cincinnati Insurance due to pricing, however, master policy has increased by 32%. Rate locked in for three years.
- Roof update – last three roofs are to be completed, starting July 22nd
 - (#'s 24, 26, 37, 39, 10, 12 Carlson's Ridge Way)
- Walk around concluded, Ralph will be addressing minor homeowner repairs noted in walk
- TreeMonster to prune back trees and cleanup around Gazebo. Tree project now over budget by approximately \$2000.
- Dry vent cleaning to be reported to REI's APM.
- Landscaping: Linquist in New Milford and Brothers Outdoor Servies will be submitting bids.
- 2024 Budget meeting in October change from Tuesday, the 15th to Thursday, the 17th.

Open Discussion:

- Unti 71 – confirmed budget includes roof replacement. Also, looking for more information on cleaning solution to be used by R U Ready – follow up needed.
- Unit 79 – question on oak trees' treatment or removal of canker worms/black caterpillars. TreeMonster will follow up with potential solution(s) and pricing for additional service.
- Unti 39 – also expressed concern about canker worms/black caterpillars in backwoods.
- Unit 39 - Decks and porches to be painted in accordance with community standards and cost is responsibility of homeowner due to varying property sizes. Ralph knows the colors used.
- Unit 79 – regulations for tag sales are not established, further rules/details are TBD.
- Unit 27 – provided reminder of no signage to be displayed on property, per governing docs.
- Unit 39 – questioned if gutters will be cleaned when Sergio does roof work, yes, however unit owner advised to have gutters cleaned twice a year to mitigate clogged gutter corners.
- Unit 8 CRW – backyard has a mud/"muck" problem because the bank is no longer holding back water, looking to add a retaining wall and soil replacement to the budget.
- Unit 79 – recommended 2025 budget includes money for road/pothole repair – yes, President reported reserves are for asphalt and roofs.
- Unit 8 CRW– suggested beginning a budget for sewer line maintenance/repair
- Unit 67 – will trees behind the property be cut? Trees will be pruned by landscaper between units 65 CRR and 69 CRW. Explore cutting two trees per year.

Adjournment:

Motion to adjourn made by Kathy Shatteman, seconded by Charlene Michalek
Unanimously approved by BOD at 4:37pm

Next Meeting Date:

August 15, 2024