

Carlson's Ridge Homeowners' Association

Meeting Minutes: Board Meeting of November 21, 2013

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Present: B.O'Loughlin, W.Terbrusch, J.Polito, A.Masini, A.Lachlan.

Kent Humphrey,REI

Also Homeowners : Joe & Lois Snow and Tom & Linda Sprick.

Agenda Items:

New Board Member. Bill extended a warm welcome to Walter Terbrusch, our new board member. Walter was elected to the Board at the recent Homeowners Meeting on November 13th 2013.

2) Financial Report.

Jim reported that our Finances are all in order and in balance with the 2013 Budget.

The Spend Aheads that we normally finalize at this time will be completed before year end.

The sum of \$3,000.00 which was included in the 2013 Budget for roof repairs in Fall 2013 will be deferred until Spring 2014, when this work will be completed.

3) Operations Update.

Bill reported that the following maintenance items were recently completed.

Roof Leak repair at #65 CRR.

Fall clean up by Bruzzi Lawncare.

Gutter Cleaning by P&T.

One day tree and bush work by P&T.

Replacement of 15 rails along back fence.

White lines in parking areas repainted by Bill Van Pala.

The following work will be completed before year end.

Gutter repair to rear of #2 CRC by Hilltop Construction.

The following work has been deferred until Spring 2014.

Roof repairs as defined in the roofs evaluation - \$3000 estimate.

Soil removal and repair at #26 CRR - \$300 estimate.

Street repairs (where driveways meet road).

4) Discussion Items.

Bill indicated that we need to acquire some basic information regarding the Boundary lines, Easements and/or Rights of Way etc., on the Carlson's Ridge Property. Kent stated that there were some Plans and Drawings that were given to REI by Pulte when the complex was completed. Kent said he will search the the REI files and give Bill anything that he locates.

It would appear that we also need information on our Insurance Levels and Legal Support. Bill said he would first speak with Burke and that may lead to Contacting Richard Herrington at the Nicholas Tobin Insurance Agency.

There was no other business and the meeting adjourned at 8.15pm