

CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

BOARD MEETING

April 16, 2026 at 3:30pm

JPCC 2 Pickett District Rd. New Milford, CT 06776

Teams Video: ID: 257 629 309 610 PW: WFEr9n Call-In 203-666-8107 ID: 864 302 804#

Open Session Minutes Draft

Call to Order:

The meeting was called to order at 3:32pm

Attendance:

BOD: Kathy S, Judy D & Charlene M

On behalf of REI: Lisa Sachen

Owners: 4CRC, 6CRW, 10CRW, 12CRC, 12CRW, 16CRC, 23CRR, 24CRR, 25CRR, 30CRR, 31CRR, 39CRR, 41CRR, 43CRR, 45CRR (call-in), 47CRR, 67CRR (call-in)

Proof of Notice:

Kathy S made motion to approve the proof of notice. Judy D seconded. All in favor.

Approval of Minutes:

Approval of minutes from previous Board Meeting – last mtg was Annual

Financial Report:

Financial Review March 31, 2026

YTD Income:\$75,421.53

YTD Expenses:\$79,116.07

Operating Cash: \$27,760.11

Petty Cash: \$1,264.74

Cash Reserves: \$210,941.23

1041 Deferred Maint: \$5,477.09

1055-Edward Jones- Cash Account Bank Deposit: \$29,464,14

1057-Edwards Jones-CD Bank Amer 7/22/2026: \$130,000

1058-Edward Jones-CD Wells Fargo 9/18/26: \$46,000

Officer's Report:

Kathy S explained \$11,600 from reserves for roof snow removal. Snow relocation cost \$3,225 and tree trim and removal cost \$1,770+-

Kathy S explained that new CD's have been purchased.

New owners introduced themselves.

List of suggested handymen, contact the Board.

41CRR & 10 CRW foundations will be repaired

Siding, trim damage is beginning, waiting for walk around to have full list

Erosion issue at 12CRC – 2 bids so far received, more proposals to be requested

Power washing CRC and 49-79CRR on April 29th

30th Spring walk through – please do not interrupt the group

New BOD members requested

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Contact REI if you want deck power washed, owner pays additional cost

Bird feeders must be removed

Spectrum opportunity \$93/month, 5% increase, \$4,800 sign on bonus. Needs 100% participation. Proposal not accepted

Review article 7 and 11 in Declaration, exterior changes must be approved

Garden Club has met, will beautify community, major project will be the large planter, 3rd circle benches may be replaced

Spring Social will be after Memorial Day, flyers will go out, please bring a snack to share

Flag Committee – Thank you Bob, looking for volunteers for 2 months

Requested Gazebo party May 16th approved for an owner

Gutter cleaning will be done by Sergio prior to Thanksgiving

August meeting date type-o, is the 20th

Homeowner Forum:

10 CRW Kry: Needs updated resale cert with both names

12 CRC: 2 large holes in driveways at 10CRC & 12CRC; Kathy suggested reviewing and getting more opinions

43CRR Nettie asked about handyman & Catherine indicated smoke detectors may be changed through the fire dept.

Lisa will send Erik Donovan's (handyman) info to Kathy

Charlie suggested focusing on roadway and driveways

Charlene motioned that we look further into paving

12CRC Amy is concerned about selling with the driveway issues & water problem

Bob suggested Special Assessment for paving

Charlene suggested Special Assessment for paving

June bulk waste set up & notify community (REI to do)

Heat stack collars will be looked at during walk through for rust staining the shingles, each collar is \$1200, will try to do three this year

Charlie mentioned the importance of an active and full Board of Directors (5)

Kathy advised this is her last year on the BOD

Adjournment:

Kathy made motion to adjourn meeting at 4:19 Judy D seconded, all in favor