

# Carlson's Ridge Homeowners Association

c/o REI Property Management

## ANNUAL OWNER'S MEETING

December 4, 2018

New Milford Library

24 Main Street, New Milford, CT 06776

### ATTENDEES:

Board of Directors: Angie Masini - President; Kathy Schatteman – Treasurer; Terry D'Andrea - Secretary, Robert Macklin-Vice President and John Oxtan – Director.

29 units were represented including ten (10) via proxy.

Representing REI Property and Asset Management: J. Kent Humphrey & C. Koplak

Angie Masini welcomed all to the annual meeting at 6:30 PM and asked J.K. Humphrey to conduct the meeting beginning at 6:32 PM.

### ROLL CALL/SIGN IN:

The Owner of Unit 10 CRC made the motion to accept the sign-in sheet in lieu of a roll call. Unit Owner 28 CRR seconded the motion. All present approved the motion.

### PROOF OF NOTICE:

Unit Owner 39 CRR motioned to accept the meeting notice as presented, Unit 57 CRR seconded the motion. All present voted in favor of this motion.

### READING OF THE MINUTES:

Unit Owner 69 CRR motioned to waive the reading of the December 5, 2017 annual meeting minutes. Unit Owner 28 CRR seconded the motion. All present voted in favor of the amended motion.

### REPORTS FROM OFFICERS:

#### GARDEN CLUB:

A. Masini asked the present members of the garden club to stand and thanked them for the wonderful just they have done. A round of applause was given by all.

#### NEW CONTRACT WITH REI:

A. Masini mentioned that all received a letter in the annual package that REI will be adding services beginning on January 1<sup>st</sup>. REI will be the main point of contact with any questions or concerns.

#### ANGIE MASINI:

T. D'Andrea stated to the community as you all know Angie will be leaving the board at the end of the year. She thanked her for her many years of continued service.

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## **ELECTION OF DIRECTORS OF THE EXECUTIVE BOARD:**

Kathy Schatterman, Terry D'Andrea and John Oxtan terms expires December 31, 2018. All three have agreed to run for election. No additional members sought candidacy. Unit Owner 28 CRR motioned to approve the slate of nominees as presented; Owner of Unit 69 CRR seconded the motion. All in attendance approved electing the slate of officers.

## **RATIFICATION OF BUDGET:**

K. Schatterman presented the 2019 budget to the community. It was also stated that with the increase in REI's services which is \$22.33 per Unit per month, they were able to still only increase the fees by \$5.00. 28CRR thanked the board for keeping the fees low with the increased services.

Unit Owner 69 CRR made a motion to ratify the budget as proposed. Owner of Unit 31 CRR seconded the motion. The budget was ratified by all present.

## **YEAR END PROFIT**

After a brief explanation of community profit and distribution by J.K. Humphrey owner 69 CRR motioned that any profit realized as of December 31, 2018 be kept with the associations reserve funds. Motion was seconded by 31 CRR.

## **OLD/NEW BUSINESS:**

- 28 CRR Inquired about the asphalt work to what extent will the driveway's and roads be repaired. J. Oxtan explained how the board contracted several vendors with no return phone calls even the current vendor the community always uses. Spring of 2019 J. Oxtan and J. Kent Humphrey will be walking the community with a vendor to get recommendations on a profession level of what they would recommend.
- 10 CRC Mentioned that Bruzzi still had not repaired her lawn from last year where they damaged the lawn.
- 39 CRR Inquired about the water by 37 CRR. It was noted that Bruzzi knowing that the area is wet they still mow over there.
- Gutter cleaning was noted by residents that they made a mess with the wet leaves. Mud and wet leaves where being thrown down on the porches. One residents window and bump out was covered in mud. Other residents noted they did a great job.

## **ADJOURNMENT:**

Unit 69 CRR made a motion to adjourn the meeting at 6:48 PM. Unit 10 CRC seconded the motion. All present voted in favor of adjourning the meeting.

Respectfully Submitted,  
REI Property Management – recording the minutes