

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

April 4th, 2024

Attendees:

President/Secretary – Kathy Schatteman

Vice President – Jim Polito

Treasurer – Charlene Michalek

Director – Jane Gregory

Director – Charlie Flannigan

Lisa Sachen & Kent Humphrey on behalf of REI Property Management

Call to Order:

The meeting was called to order at 3:32pm by Kathy Schatteman

Roll Call was taken by Lisa Sachen of REI, the following were present:

Bart Bradshaw – 4 Carlson Ridge Court

Lois Snow – 16 Carlson Ridge Court

Robert Rainey – 25 Carlson Ridge Road

Peter & Helene Van Houten – 30 Carlson Ridge Road

Sam & Catherine DeLuca – 39 Carlson Ridge Road

Nettie McKenna – 43 Carlson Ridge Road

Thomas & Jeanne Dingee – 63 Carlson Ridge Road

Angie Masini – 71 Carlson Ridge Road

Jacqueline Farrell – 75 Carlson Ridge Road

Tony & 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 Jim Polito seconded by Kathy Schatteman
Unanimously approved by BOD

Treasurer's Report – Charlene Michalek:

Operating Cash = \$39,708.49

Reserve = \$179,675.96

Total = \$219,384.45

President's Report – Kathy Schatteman

- Accomplished stone wall repairs
- Grass area still needs to be addressed, weather permitting
- Community walk around planned for May 2...
- Siding repairs made to three buildings
- Foundation repair made to one building
- Electricity switched to save ~\$30 month

Carlson's Ridge Homeowner's Association

c/o REI Property Management, Inc

- Insurance agent to bid upcoming renewal
- Roofing to be done using investment revenue (5.15% rate) that will mature in June, Sergio is suggested contractor, but will go to bid. (24 & 26 CRR, 37 & 39 CCR and 10 & 12 CRW)
- Community walk around scheduled for May 2nd, at 10:00am, if all are available; will include siding repairs, painting, wood repairs, landscaping repairs, evaluate tree & pruning needs, blight issues, drainage, snow removal damage, and any other issues noticed
- Ralph will address small deck repairs that are needed throughout community
- Upcoming Projects to include; Entry sign light replacement – bids requested, Power washing to be completed 2-16 CRC & 49-79 CRR

Open Discussion:

- 39CRR inquired if Sergio will give roof quote. Informed that Sergio had offered to assist in repairs, BOD pleased with his work
- 39CRR asked if porch roof was owners' cost, informed yes it is owners' responsibility but the fee will be paid to REI, not the contractor
- 43CRR inquired if roofs repaired by Sergio will be inspected. Advised no inspection planned.
- 43CRR inquired if fence will be addressed, assured that will be looked at during walk through, as well as reseeding areas that need to be done
- 39CRR made note of coyote, fox and bear sightings, noted that bird feeders must be taken down
- 71CRR inquired about use of same fertilizer company, informed that BOD pleased with vendor, will continue
- 25CRR inquired about bulk waste pickup, REI to send notice of date
- 25CRR requesting volunteer to sign up for flag duty, training provided
- 30CRR inquired about power washing

Adjournment:

Motion to adjourn made by Kathy Schatteman, seconded by Charlene Michalek
Unanimously approved by BOD at 4:09pm

Next Meeting Date: June 20th, 3:30pm at Pettibone Community Center

The Owners Discussion Session is scheduled for Tuesday May 7th, time and location TBD