

# CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

## BOARD MEETING

April 17, 2025 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

#### Attendance:

Kathy Schatteman, President, Charlene Michalek, Treasurer, Jim Polito, Vice President, Charlie Flannigan, Director.

Owners: Agnes DeCarlo, 2 CRC, Bart and Tracy Bradshaw, 4 CRC, Lois Snow, 16 CRC, Robert Rainey, 25 CRR, Tom and Linda Sprick, 31 CRR, Barbara Mullen, 37 CRR, Nancy Macklin, 57 CRR, Thomas Dingee, 63 CRR, Suzanne Saggese, 67 CRR, Tony and Elaine Abatemarco, 6 CRW, Ron Michalek, 8 CRW, Joanne Wengler, 12 CRW, Sam and Catherine DeLuca, 39 CRR, Judy Duda, 21 CRR, Timothy Brumbaugh, 45 CRR.

On Behalf of REI: Lisa Sachen and Courtney Leblanc

**Call to Order:** The meeting was called to order at 3:30pm.

#### Proof of Notice:

Kathy Schatteman, President motion to approve the proof of notice Emailed to all owners on 3/21/25. Charlene Michalek, Treasurer, seconded the motion. All in favor.

#### Approval of Minutes:

Jim Polito, Vice President, motioned to approve the minutes from the October 17, 2024 - Board Meeting. Charlie Flannigan, Director, seconded the motion. All in favor.

#### Management Report:

Financial Review March 31, 2025

YTD Income: \$ 71,341

YTD Expenses: \$ 57,941

Operating Cash: \$ 27,078

Petty Cash: \$ 1,436

Cash Reserves Total: \$ 145,364

1041 Deferred Maint: \$ 4,270

1055 Edward Jones: \$ 141,364

#### Officer Report:

Treasurer's Report :Presented by KS

-Interest on reserves 2024= \$6,824. As of 3/31/25+\$3,163. Projected 8/30/25 = \$4,695+

President's Report:

-Obtaining more bids for asphalt repairs, including driveways and crack sealing.

-Units may be coming on the market. Per our governing documents each unit is limited to three occupants, one owner must be 55 or older, and no occupant can be younger than 21. Please inform the listing agent accordingly

-Reminder to remove bird feeders and to not park on the road

-Retaining wall was completed in 2024 by Bruzzi

-Trees- put together a plan to see which trees need to be taken down and how many can be.

-Heat stack collars-some are rusted- 2 will be replaced this year

-Foundation crack at 73. It has been fixed. Please: when requesting an emergency repair, advise the board as well as REI. Emergency repairs are billed at time and ½ plus travel time and a determination of who is responsible may be necessary.

-Renewed contracts with Bruzzi and All American Waste.

#### Communications:

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41 CRR Dryer Vent Cleaning Reminder

39-41 CRR Erosion Issues – requesting solution

67 CRR request for lilacs – approved

79 CRR lattice work – approved

63 CRR requesting seeding where tree was removed requested

25 CRR requesting driveway work

27 CRR requesting forsythia pruning- Best done after bloom. Too late for Bruzzi. Any Volunteers?

### Unfinished/New Business:

2025 Dryer Vent Cleaning

2025 Power Washing 21-47 and 2-12 CRW RU READY- Carlos

Aluminum Trim repairs assigned to Sergio: 2CRC, 6CRC, 16CRC, 21CRR, 71CRR

Screen repair at 26CRR

Landscapers dumping debris onsite – addressed

Owners dumping items- No dumping on site (flower pots for example)

Asphalt repairs – REI to obtain bids – Alby's will meet with Kathy. Dakota declined after meeting.

Aquarian Water rate change

### Open Discussion – (Homeowners)

- Tom Sprick - Asked if Owner must be 55+, yes, they do.
- Tom Dingee mentioned needing seeding by his front door.
- Multiple homeowners had concerns regarding power washing safety. It is safe for pets and plants.
- Sam and Bob mentioned the erosion- roots are visible above ground. Will ask for suggestions from Bruzzi. Also had concerns about the boxwood around the gazebo.
- Charlie had concerns regarding the rhododendrons. They are unhealthy across the community.
- -Sam and Catherine asked about owner vs. HOA painting rear steps
- -Lois had black ice on the front steps, probably runoff from the roof/gutter system. Lisa advised her to alert her in the future so Bruzzi can be contacted

### Adjournment:

**K.Schatteman motioned to adjourn at 4:15pm. C. Michalek seconded the motion. All in favor.**

### 2025 Meeting Dates:

Thursday April 17<sup>th</sup>, 2025 at 3:30pm - JPCC

Thursday June 19<sup>th</sup>, 2025 at 3:30pm – Gazebo at Carlson's Ridge

Thursday August 21<sup>st</sup>, 2025 at 3:30pm – JPCC

Thursday October 16<sup>th</sup>, 2025 at 3:30pm – JPCC – In Person Only