

Carlson's Ridge Homeowners Association

c/o REI Property Management

ANNUAL OWNER'S MEETING

December 5, 2017

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 Oxton – Director.

22 units were represented including four (4) proxies.

Representing REI Property and Asset Management: J. Kent Humphrey

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

ROLL CALL/SIGN IN:

The Owner of Unit 29 CRR made the motion to accept the sign-in sheet in lieu of a roll call. Unit Owner 31 CRR seconded the motion. All present approved the motion.

PROOF OF NOTICE:

Unit Owner 28 CRR motioned to accept the meeting notice as presented, Unit 69 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 November 16, 2016 annual meeting minutes. Unit Owner 61 CRR seconded the motion. All present voted in favor of the amended motion.

REPORTS FROM OFFICERS:

INSURANCE PRESENTATION

Richard Herrington, from Nicholas Tobin Insurance, made a short presentation relating to Association insurance coverages. He discussed property, personal property, loss assessment, additions and alterations and liability coverages. Richard emphasized each owner has individual needs and should annually discuss his or her coverages with their independent agent. Should a home owner desire to discuss insurance coverages in further detail with Richard Harrington he may be reached at 860-354-4464.

OPERATIONS

A. Masini discussed several projects slated for 2018 including power washing and staining of decks and railings.

RATIFICATION OF BUDGET:

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K. Schatteman presented the 2018 budget to the community. Owners requested clarification of several expenses categories. Topics covered included, seal coating, landscaping, asphalt repairs, snow removal reserves and roof repairs.

Unit Owner 69 CRR made a motion to ratify the budget as proposed. Owner of Unit 57 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, 2017 be kept with the associations reserve funds. Motion was seconded by 31 CRR.

ELECTION OF DIRECTORS OF THE EXECUTIVE BOARD:

Angie Masini and Robert Macklin terms expires December 31, 2017. Both agreed to run for election. No additional members sought candidacy. Unit Owner 69 CRR motioned to close the nominations and approve the slate of nominees as presented; Owner of Unit 31 CRR seconded the motion. All in attendance approved electing the slate of officers.

OLD/NEW BUSINESS:

- One member of the community questioned the responsibility of chimney cap replacement to which A. Masini addressed.
- Discussion relating to the evaluation and replacement of asphalt transpired during this time.
- A community member wished the Board would address the parking of RV's in driveways.
- Another resident discussed the liability of leaving flower pots on sidewalks during the winter months.
- Several attendees voiced concerns of vehicles progressing at high rates of speed and requested the board consider speed control measures.

ADJOURNMENT:

Unit 69 CRR made a motion to adjourn the meeting at 7:50 PM. Unit 31 CRR seconded the motion. All present voted in favor of adjourning the meeting.

Respectfully Submitted,
REI Property Management – recording the minutes