

Carlson's Ridge Homeowners Association

Board Meeting
6:30 PM March 27, 2018
New Milford Public Library

ATTENDEES:

Bob Macklin - VP; Kathy Schatteman -Treasurer; Terry D'Andrea - Secretary; John Oxton – Director.

Unit owners: Nancy Macklin, Teddy Oxton, Sam & Catherine DeLuca, Tomm & Linda Sprick.

J. Kent Humphrey representing REI Property Management

CALLED TO ORDER:

At 6:30pm.

APPROVAL OF THE MINUTES:

Kathy S. motioned to accept the minutes from 11/16/17 Board Meeting, seconded by Jack O. The motion was approved.

OFFICERS REPORTS:

- No completed items since last meeting.
- No work items currently underway.
- Walk around to be scheduled for April and to include:
 - Winter damage resulting from snow removal (including 26 CRR Terbrusch)
 - Winter damage to units resulting from weather
 - Wood fencing – broken rails
 - Asphalt repairs of driveways and roads (10-12CRCT may need full replacement)
 - Concrete repair - #16 CRCT (Snow)
 - Units to have decks stained first
 - Units to have repairs/painting to wooden posts, trim, or bilco doors.
 - Tree trimming (not scheduled until July, 1.5 days) Trees should be completed blooming and the ground hard.
- Power Washing – Jack will schedule at end of May
 - CRR #21 through #47, All CRW #2 through #12
 - Gazebo was done last fall
 - Entrance Fencing
 - Benches throughout community
- Window Washing – Jack will schedule after the power washing
- Deck Staining – Jack will schedule in June or July
- Dryer Vent Cleaning – Jack will schedule
- Review with Bruzzi – Terry

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- Estimated date of repair of asphalt curbs damaged by plowing.
- Mailbox replacement
- Repair of 26CRR (Terbruch) damage to trim from snow removal
- Repositioning of damaged curb to reduce unsightliness until repair – this will happen with spring cleanup, scheduled for first week of April.
- Asphalt repair – Jack suggested
 - list minor repair items and have 4Star complete the work now.
 - Determine major repairs, get a price in the fall, and have the work scheduled for spring 2019.
- Dormer inspections – Jack suggested all dormers be inspected preventatively since 3 units have already had internal damage. He is assembling a list of units.
- Egress driveway – we have Bruzzi's estimate for \$1,874.95. Jack will get more estimates to compare.

MANAGEMENT REPORT:

- Previous meeting status report:
 - Date of walk-a-round: Terry will email all Board members to determine date.
- Financial Report – as of Feb 28, 2018
 - \$39,510 – Total Income
 - \$34,324 – Operating Account
 - \$367,507 – Total Reserves

NEW BUSINESS:

- Certificates of Insurance - Kent explained these are kept by REI and agreed to send a copy to me.
- Audit company has yet to be determined. Options are: Robert DeNicola, CBS, and Bakewell Mulhare. Kent explained we probably want a Review audit. Kathy will make contact with the companies and obtain pricing and details of the audit. The Board can then review. Three thousand dollars has been budgeted for 2018 under Other Expenses>Accounting & Tax.
- Garden Club request for write up to be included in next newsletter-Angie will add to the next newsletter.
- CD's – Kathy provided the renewal rates and dates for CDs. Kent explained that Condominiums are classified as commercial and therefore commercial not personal rates apply.

\$106k+- renewed @ 1.39% matures 1/27/19

\$3,996+- renewed @ 1.49% matures 2/8/19

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CD @ \$96k+- matures 9/18
CD @ \$4,023+- matures 12/18

HOMEOWNERS FORUM:

All of the items listed below will be looked at during the Board walk-a-round.

- Catherine & Sam DeLuca (#39CRR) mentioned:
 - There are two areas of depressed ground near the gazebo, one containing a drain, that should be looked at for safety.
 - The catch basin near #2CRC is depressed.
 - Bruzzi - The plow was not moved often enough. Should have been moved each month.
 - Bruzzi - The Plow driver was unnecessarily rough when plowing.
 - Bruzzi- What does the weed spray contain? The weeds used to be removed by hand.
 - Bruzzi – when grass is reseeded, a rototiller should be used before seed is thrown down.
 - The rails and posts of the wood fencing are deteriorating.
 - There are large stones imbedded in the hill side behind the wood fencing. The dirt around them is washing out. Cement had previously been placed between stones.
- Lois Snow had previously told Terry - the opening left by the removal of the dead evergreens at the edge of the property near the bocce court invites non-residents to use the picnic tables.
- Mary Neal (#10CRCT) had previously told Terry:
 - There are two openings in the greenery behind her unit. This leads to animals using the passage.
 - The tire tracks are still very visible on the lawn near her unit.

NEXT MEETING:

April 24, 2018 – Homeowners Meeting – open discussion.

ADJOURN OPEN SESSION:

Meeting was adjourned at 7:30pm, motion by Kathy S. and second by Bob M.