

# Carlson's Ridge Condominium Association

c/o REI Property Management, Inc

Owners Meeting – Open Discussion

April 19, 2017

6:30 PM – New Milford Senior Center

## **ATTENDEES:**

Thirteen (13) owners representing ten (10) units attended.

Board Members in attendance: A. Masini, T. D'Andrea, K. Schattem, J. Oxton

REI Property and Asset Management - J. Kent Humphrey

## **OPENING COMMENTS:**

A. Masini welcomed all for attending the Annual Owners Open Discussion Meeting.

She discussed several responsibilities previously taken on by one board member have been divided among other members.

- T. D'Andrea is responsible for Lawn and Landscaping contract currently awarded to Bruzzi Lawn and Landscaping, LLC.
- B. Macklin and J. Oxton are responsible for general maintenance items including buildings, roads and tree removal.

Owners were advised they are responsible for replacing smoke and CO2 detectors.

According to Industry and Fire standards these fixtures are to be replaced every 10 years.

Bulk pickup (Curbside Pickup) is scheduled for May 10<sup>th</sup>. Electronics, batteries and paint will not be accepted. Recycle material is to be taken to the New Milford Recycling Center located at 18 Young's Field Road, New Milford, CT., regular hours Tuesday-Friday 7:15am - 3:15pm (closed for lunch 11:30am – 12:00pm), Saturday hours 8:30am – 3:00pm.

## **DISCUSSED ITEMS:**

### **SMOKE DETECTORS**

- Unit 39 CRR advised those in attendances that smoke detectors are recycled items and that there are detectors available which have a 10-year life battery.

### **ASPHALT WORK**

- Unit 39 CRR questioned someone had measured his driveway...J. Oxton confirmed this to be true.
- A. Masini commented “sealing” of asphalt is more aesthetic than preventive maintenance procedure. The board is considering the expense for sealing individual driveway may be used for repairing deteriorating asphalt.

### **ROOFING/CHIMNEY INSPECTIONS**

- It was noted that several chimney stacks appear to have a rust looking stain from the cap down the chimney.
- Unit 6 CRW noted he experienced water penetrating his flu. He suspects the penetration is between the double wall piping.
- The Board was questioned if flues have been evaluated. There was no mention of flue deuteriation when the roofs were recently inspected.

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- A local association managed by REI has used Housatonic Chimney Cleaning located in Kent CT 860-210-1386 for flue/chimney inspections.

## BILCO DOORS

- Unit 6 CRR inquired if the bilco units would be repainted?

## TREE WORK

- Tree behind Unit 10 and Unit 12 CRC was discussed. This tree is scheduled to be taken down.

## GARDEN CLUB REPORT – UNIT 57CRR

- N. Macklin reported several members who have worked on the Garden Committee for many years resigned this year.
- N. Macklin welcomed Louis Snow and Teddy Oxton as new members.
- Th Bake sale scheduled for May 13 under the gazebo offsets the cost of seasonal plants.
- The Weeping Cherry tree in circle two is in sad shape. The Garden Club recommends this tree be replaced. The Board will have the tree evaluated by Bruzzi and follow their recommendation.
- Fieldstone has agreed to replace the Bartlett Pear Tree Nettie McKenna planted in memory of her husband. Nettie McKenna will assist with the choice of tree in the coming week.
- Sr. Center sponsoring:
  - Document Shredding – May 10 from 9-11 am.
  - Adult Care and Safety Day – May 18<sup>th</sup> 10:30 am participants need to reserve seating by phoning the Senior Center 860.355.6075.

## GAZEBO

- Unit 39 CRR noted the table leg and back bench legs are deteriorating.
- The Garden Club, requested the Gazebo be power washed prior to the bake sale event. If this were not possible they would clean it by hand. The board will contact Master Clean regarding the gazebo and the entrance fence.

## SHUTTERS

- Shutter appearance was discussed. Replacement, painting and the use of “Armor All” is an owner’s responsibility.
- One participant suggested the Association change out shutters and “back-charge” the owners. There is a process which needs to be followed including but not limited to notification, cost estimate, a hearing and notification of the result of the hearing.

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## Dryer Vents

- Cleaning of the dryer vent is an owner's responsibility. Depending upon individual use our insurance carrier recommends vents be cleaned a minimum of every two years.

## STAIRS AND DECKING

- Upon inspection of the decks and stairs individual unit owners were notified of necessary repairs.
- The Board's concern is for safety and liability.
- One participate suggested the association proceed with repairs and charge back the unit owner.

## SIDEWALK CRACK

- Unit owner 6CRW reported a crack in his sidewalk.

The owners meeting was adjourned at 7:30 PM.

## UNIT ATTENDEES who signed:

6 CRW – Tony Abatemarco  
10 CRC – Mary Neal  
16 CRC – Louis and Joe Snow  
28 CRR - Brita Polito  
31 CRR – Tom Sprick  
39 CRR – Catherine & Sam De Luca  
43 CRR – Nettie McKenna  
57 CRR – Nancy Macklin  
67 CRR – Bea Castellan  
69 CRR – Carolyn & Fred Critelli