

CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

BOARD MEETING - August 15, 2024 at 3:30pm

JPCC 2 Pickett District Rd. New Milford, CT 06776

Open Session Minutes

Attendees

CRC, Bart & Tracy Bradshaw - Unit 4
CRC, Lois Snow - Unit 16
CRR, Judith Duda - Unit 21
CRR, Bob Rainey - Unit 25
CRR, Peter & Helene Van Houten - Unit 30
CRR, Tom Sprick - Unit 31
CRR, Suzanne Saggese - Unit 67 (virtually, on MS Teams)
CRR, Tony & Angela Masini - Unit 71
CRR, James & Rita Hull - Unit 79 (virtually, on MS Teams)
CRW, Tony & Elaine Abatemarco - Unit 6
CRW, Ron Michalek-unit 8
President – Kathy Schatterman
V. President – Jim Polito
Treasurer – Charlene Michalek
Director – Charlie Flanagan
Director – Jane Gregory
REI: Lisa Sachen, Property Manager & Amy Mead, Assistant Property Manager

Call to Order

Meeting called to order at 3:30pm by

Proof of Notice

Motioned by Kathy S. and seconded by Jim P. - Unanimously approved

Approval of Minutes from

June 20, 2024 Board Meeting, unanimously approved by board

Officer Report:

Treasurers Report - July 31, 2024 - Financials

Operating Cash = \$44,177.50

Petty cash = \$1642.72

Total = \$4,5820.22

Cash Reserves deferred of \$ 653.82

Capital contribution = \$321.26

Investments = \$107,139.33

Assets = \$156,944.63

After liabilities, Net Income = \$31,699.50

As of July (6 months in) Carlson's Ridge is still at a net [positive] income

Kathy S.> Edward Jones CD maturing on September 18, 2024 for approximately \$4,000.00. Interest rates are starting to go down, so CD interest rates will be lower too. CD rolled over to short-term at roughly 5%.

Communications:

All Board Meetings going forward will be in-person, plus video/call-in option through Microsoft Teams.

Meeting Dates; 8/15, Budget Meeting on 10/17, 12/12 (last one of 2024) at 3:30pm.

Community Tag Sale – 8/24&25; Interested owners: 35CRR, 25CRR, 29CRR, 6CRC. Owners' handling details

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Unfinished/New Business:

Tree work - 2 large pine trees cut down (one was too close to a home and the other tree was dying), stumps were removed; multiple birches trimmed; broken Bradford pear cut down; decaying Maple cut down; small dying maple near corner of 2 Carlson, cut down; multiple cherry trees trimmed; purple plums in dire state cut down; trees at gazebo removed; apple tree at entry cut down and dogwoods trimmed

Owner Concerns:

Condition of Lawn - NaturaLawn contacted regarding crabgrass, nutsedge and weeds; explain cause and resolve the problem, Lisa to follow-up

Access road - weed growth treated twice; it has been suggested road should be grass not gravel since weeds are an ongoing issue; more information needed - zoning, building department and cost to convert to

Asphalt issues - drainage depression at 51 driveway caused raised sidewalk corner; mason contacted determined it's an asphalt issue; new asphalt vendor D. M. Hock contacted by Lisa to inspect this as well as other driveway and road concerns such as depressions and cracking; potholes at 35 and 43 to be repaired by 4 Star Paving - timeframe unknown

Siding repairs - repair list sent to Sergio for cracks, damaged areas. Sergio schedule full, may need to seek other vendors in the fall

General landscape issues – Snow contract due to expire; Bruzzi went up in cost by 3%, Lindquist is less expensive, and Brothers was out of budget. Tree Monsters asked to price cutting back all perimeter edges due to vines and overgrowth

Other:

Old signpost in the R.O.W. - cost to remove; under consideration

Update on vent cleaning (Amy should be informed if done in 2023 or 2024)

Update on repairs made by owners after walk through letters sent

Power washing for this year complete; reduced price and good performance. Will use again

Landscaping/Snow contract proposals - quotes received from Bruzzi, Brothers Outdoor and Lindquist (snow only, Lisa to follow-up)

Projects:

Power Washing – complete, feedback received and sent to vendor, who returned to fix issues.

Dryer Vent Cleaning – please send to Amy who will track amead@rei-pm.net. The board will follow up with resident's who have no responded.

Capital Project Update:

Retaining wall erosion repair behind 6-8CRW - multiple contractors contacted, some inspected, two proposals received for a 100 feet long wall, 27-30 feet high; either stone or interlocking lock

A&L Masonry \$18,436

Jimmy's Masonry \$7,500 if done in 2024. Would re-bid in 2025

Walk Around:

Walk Around to be done in fall; date TBD

Open Discussion – (Homeowners)

Question regarding power schedule – all of CRC and 49-79 CRR half was done this year, next year the other half of the community will be done. RUReady was complimented on the power washing job done this year. We have gone over the \$5,000 Tree Trimming budget amount.

Adjournment

Motioned to adjourn at 3:48pm unanimously approved