

Carlson's Ridge Homeowners' Association
Board Meeting Open Session & Officers' Report
June 23, 2022 at 6:30pm
via Microsoft Teams

ATTENDEES:

Board Members: Terry D'Andrea, President; Charlie Flanagan Vice President; Kathy Schatteman, Treasurer; Robert Rainey Director.
Unit owners in attendance: 4CRC, 6CRC, 12CRC, 16CRC, 21CRR, 23CRR, 30CRR, 43CRR, 65CRR, 79CRR.

REI Property & Asset Management, Crystal Koplak.

CALL TO ORDER:

Meeting was called to order at 6:31 pm by Crystal Koplak.

PROOF OF NOTICE:

Proof of Notice was unanimously approved, motioned by K. Schatteman, and seconded by C. Flanagan.

PREVIOUS MEETING MINUTES:

K. Schatteman motioned to approve the minutes of March 23, 2022, seconded by T. D'Andrea. Motion was unanimously approved.

FINANCIAL REVIEW:

C. Koplak reviewed the May 31, 2022, financials stating the following:

- Year to date income is \$95,774.75
- Year to date expenses of \$55,884.40
- Operating and Petty Cash Accounts total \$ 57,188.24
- Reserves totaling \$348,081.99

CORRESPONDENCE:

No correspondence was discussed.

COMMITTEE REPORT:

Terry D'Andrea advised Garden Club is collecting monies to purchase a fruit basket for the family of Carol DiVico who passed earlier in the week. Those interested in contributing can contact Terry.

OFFICERS' REPORT-Terry D'Andrea / OLD/NEW BUSINESS:

- SPRING WALK AROUND – completed and letters sent out.
- Wood fencing – repaired.
- Asphalt repairs of driveways and roads. 4 Star Paving will review needs with Board.
- Front door wooden posts & trim for paint and minor maintenance to be scheduled soon.
- Landscaping Maintenance/ Tree Trimming.
 - Bartlett tree work has begun with tree work: treated, trimmed and cabled. Flowering trees will not be cut down this year.
 - Trap rock added to retaining wall and vegetation cut back.
 - Old tree stump areas seeded.

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- Lawn Maintenance – The grass is looking better than it did 2 years ago when service provider was switched to NaturaLawn.
- New Roofs 2022– 7 buildings: 6-8CRct, 10-12CRct, 2-4CRW, 23-25CRR, 57-59CRR, 61-63CRR, 77-79CRR.
- Power Washing –
 - 12 buildings each year – 2022 schedule - #21 CRR through #47 CRR and #2 CRWay through #12 CRWay. Price for 2022 is \$6633 + cost of 'additional insured' added to insurance. Price for 2021 was \$6317.
 - Gazebo + bench bolted to inside of gazebo to be washed this year.
- Vent Guard – to be scheduled by REI in fall. REI to provide Board with a list of units done in 2021.
- Gutter Cleaning - Scheduled for early December to ensure most leaves are down.
- Condo Management - Board to determine next step in having a Management Company takeover day-to-day operation of the complex.
- AAW – New 3-year contract beginning 3/1/2022. Runs through 2/28/25.

HOMEOWNER SESSION

6CRC

- Inquired about the cost to cost for the roofing project and if the total amount was coming from the reserves.
- Suggested possibly imposing an assessment to replenish the reserve funds.

12CRC

- Advised that he would be open to an assessment to replenish the funds.

ADJOURNMENT:

- Meeting was adjourned at 6:49 pm by a motion by C. Flanagan, and seconded by K. Schatteman