

Carlson's Ridge Homeowners Association

c/o REI Property Management

ANNUAL OWNER'S MEETING

December 3, 2019

25 Church Street, New Milford, CT 06776

ATTENDEES:

Board of Directors: Terry D'Andrea - President; Kathy Schatteman – Treasurer; Robert Macklin-Vice President and John Oxtan – Director.

18 units were present 4 units were represented by proxy and mailed in votes.

Representing REI Property and Asset Management: J. Kent Humphrey

Call to Order:

Meeting was called to order at 6:30 by J. Kent Humphrey.

ROLL CALL/SIGN IN:

Owner of Unit 39 CRR made the motion to accept the sign-in sheet in lieu of a roll call.

Unit Owner 57 CRR seconded the motion. All present approved the motion.

PROOF OF NOTICE:

Unit Owner 73 CRR motioned to accept the meeting notice as presented, Unit 28 CRR seconded the motion. All present voted in favor of the motion.

READING OF THE MINUTES:

Unit Owner 65 CRR motioned to waive the reading of the December 4, 2018 annual meeting minutes. Unit Owner 23 CRR seconded the motion. All present voted in favor of the motion.

REPORTS FROM OFFICERS:

Terry D'Andrea reviewed 2019 accomplishments. Attached is a copy of Her presentation.

ELECTION OF DIRECTORS OF THE EXECUTIVE BOARD:

Bob Macklin's term expires December 31, 2019 and leaving one open position. Mr. Macklin agreed to run for another term, during the meeting Mr. Charlies Flanagan volunteered for the open seat. Unit Owner 57 CRR motioned to approve the slate of nominees as presented; Owner of Unit 69 CRR seconded the motion. All in attendance unanimously approved electing the slate of officers.

RATIFICATION OF BUDGET:

K. Schatteman presented the 2020 budget answering several questions from the attendees. Unit owner 47 CRR motioned to ratify the budget as presented seconded by Unit owner 29 CRR. All in attendance through a vocal vote confirmed ratification of the presented budget.

YEAR END PROFIT

Owner 47 CRR motioned any profit realized as of December 31, 2019 be kept in the associations reserve funds. Motion was seconded by 39 CRR. All approved.

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OLD/NEW BUSINESS:

- 31 CRR stated speeding is a community concern
- 10 CRC Mentioned that Bruzzi had not repaired her lawn from last year snow damaged.
- 39 CRR inquired about the wet areas by 37 CRR. It was stated Bruzzi continues to mow and create ruts in the area.
- Several residents commented the gutter cleaning was not done professionally. Debris from the gutters was thrown on the porches, windows and siding. Other residents noted they did a great job.

ADJOURNMENT:

Unit 69 CRR made a motion to adjourn the meeting at 6:48 PM. Unit 10 CRC seconded the motion. All present voted in favor of adjourning the meeting.

Respectfully Submitted,
REI Property Management – recording the minutes

BOARD MEETING

IMMEDIATELY FOLLOWING THE ANNUAL MEETING

December 3, 2019

New Milford Library

24 Main Street, New Milford, CT 06776

The Board of Directors met immediately following the Annual Meeting to elect officers and appoint member's positions.

Board Positions - By unanimous vote, the officers assumed the following positions:

Terry D'Andrea, President
Kathy Schatteman, Treasurer
Robert Macklin, Vice President
John Oxtan, Director
Charlies Flanagan, Secretary

Minutes prepared by REI Property and Asset Management.

Carlson's Ridge Homeowners Association

Board Meeting

Open Session

December 3, 2019 at 6:30pm
25 Church Street New Milford, CT 06776

Old/New Business – Terry

1. All painting/repair to front of houses from spring walk-around have been complete.
2. Shutters – unit owners were contacted.
3. Buzzi
 - a. Has completed their final cleanup of the year.
 - b. The snow machinery has already been placed in the second circle in mid November.
 - c. Their new contract runs unto 11/30/21.
4. Gutter Replacement – Completed at beginning of November by Affordable Roofing.
5. Gutter Cleaning – Affordable Roofing will begin after Thanksgiving.
 - a. They will advise of suspected clogs when cleaning downspouts.
 - b. They will verify if he thinks underground pipe is clogged.
 - c. Decking, siding, and windows will be cleaned if soiled during the process.
6. Siding repairs – Sergio Roofing has completed the list of siding repairs that have built up over the last few years.
7. Dryer vents – Ongoing project. Vent Guard has cleaned some units already and will continue to call in early December.
8. Units were power washed and decks cleaned and painted. This project completed.
9. Window Washing – Has been completed.
10. Access Road – Placement of weed barrier completed.
11. Asphalt work – completed by 4Star in October.
12. Cupola – Has been replaced by a vinyl one that should last many years.
13. Roofing at 21 CRR – has been repaired by Sergio Roofing.
14. Trees – 1) Removal of dying Ash trees was begun this year and will continue until they are all taken down. 2) Two Bradford Pears were taken down after they began to shed limbs and before the December 1st storm. They will also continue to be taken down over the next few years.
15. Lawn Doctor – has agreed to maintain the 2019 price into 2020. We have added one application of weed control to the rock areas below the decks.
16. Community sign light bulb keeps burning out – fixture replacement has been delayed until next year.
17. Sewer Cleaning - To be priced in 2020. We may be able to reduce cost by having gunk spread out on property in compost pile instead of paying for removal.
18. Birdfeeder issue has not been resolved - We will address in the spring.
19. Issues to be visited in 2020:
 - a. Need for birdfeeder policy.
 - b. STOP sign at front of community has faded. Ownership needs to be determined.
 - c. Monitor gazebo roof.