

Carlson's Ridge Homeowners Association

c/o REI Property Management

ANNUAL OWNER'S MEETING

November 16, 2016

New Milford Senior Citizen Center
40 Main Street, New Milford, CT 06776

ATTENDEES:

Board of Directors: Bill O'Loughlin - President; Terry D'Andrea – Treasurer; Alan Lachlan- Secretary, Angie Masini-Vice President

30 units were represented including four (10) proxies.

Representing REI Property and Asset Management: J. Kent Humphrey

JK Humphrey called the meeting to order at 6:30 PM and welcomed all who were in attendance.

ROLL CALL/SIGN IN:

The Owner of Unit 57CRR made a motion to accept the sign-in sheet in lieu of a roll call.

Unit Owner 69CRR seconded the motion. All present voted in favor of the motion.

PROOF OF NOTICE:

Unit Owner 10CRC motioned to accept the meeting notice as presented, Unit 69 CRR seconded the motion. All present voted in favor of the motion.

READING OF THE MINUTES:

Unit Owner 71CRR motioned to waive the reading of the October 28, 2015 annual meeting minutes. Unit Owner 73CRR seconded the motion. Unit 31CRR asked the minutes be amended; the third paragraph under Ratification of Budget to read "Unit 31 requested..." instead of "Unit 43 requested..." All present voted in favor of the amended motion.

REPORTS FROM OFFICERS:

OPERATIONS

B. O'Loughlin reviewed the year-to-date projects and projects budgeted for 2017.

RATIFICATION OF BUDGET:

T. D'Andrea presented the 2017 budget to the community and emphasizes a zero increase to common fees.

Unit Owner 43CRR made a motion to ratify the budget as proposed. Owner of Unit 69CRR seconded the motion. The budget was ratified by all present.

ELECTION OF DIRECTORS OF THE EXECUTIVE BOARD:

Terry D'Andrea term expires December 31, 2016. Terry D'Andrea agreed to run for election. Alan Lachlan, Bill O'Loughlin and Peter Van Houten decide to relinquish their positions. Bob Macklin, John Oxton and Kathy Schatterman agreed to run for these vacant

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positions. No other members sought candidacy. Unit Owner 28CRR motioned to close the nominations and approve the slate of nominees as presented; Owner of Unit 31CRR seconded the motion. All in attendance approved electing the slate of officers.

OLD/NEW BUSINESS:

Unit 71CRR recognized the outstanding service Bill O'Loughlin and Alan Lachlan have provided to the community. The audience gave an outstanding applause for their service.

ADJOURNMENT:

Unit 31CRR made a motion to adjourn the meeting at 7:00 PM. Unit 57CRR seconded the motion. All present voted in favor of adjourning the meeting.

Respectfully Submitted,
REI Property Management – recording the minutes

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MEETING DATES FOR 2017:

March 29, 2017	Board of Directors
April 19, 2017	Homeowners Meeting
June 21, 2017	Board of Directors
September 27, 2017	Board of Directors
November 15, 2017	Annual Meeting
December 6, 2017	Board Meeting

Meetings begin at 6:30 PM in the Richmond Room at The New Milford Senior Center located at 40 Main Street, New Milford, CT.

All Members are invited to attend the open session of the Board of Directors meeting.