

Carlson's Ridge Homeowners' Association

Minutes: Board Meeting of June 21st, 2017

Present: A. Masini, R. Macklin, J. Oxton, T. D'Andrea, K. Schatteman,
Kent Humphrey, REI

Also present –

Homeowners : Catherine DeLuca, Sam DeLuca, Lois Snow, Teddy Oxton, Nancy Macklin, Joan King, Nettie McKenna.

Meeting was called to order at 6:30pm.

As first order of business, attending homeowners were asked if they were bringing any issues to the Board. Angie advised homeowners that their issues will be addressed later in the meeting.

OPERATIONS UPDATE

Completed Projects

- Fence Repairs
- Concrete repairs on 3 walkways: 73 CRR, 31 CRR, 8 CRC – totaling \$2575.
- Tree trimming and removal of several trees – totaling \$1384.
- Deck steps – all completed except 4 CRC – re-inspected and not found to be significant.
- Shutters – all completed except 2 CRC top, 12 CRC, 24 CRR top, 27 CRR, 30 CRR, 35 CRR, 41 CRR, 45 CRR, 51 CRR, 79 CRR top. Follow up by July 31, 2017.
- Gazebo – power washed – totaling \$292.

Projects Forthcoming

- Driveway replacement for 37 & 39 CRR (DeLuca and Usaty) for \$3100 and drain cap by road for \$500 – totaling \$3600 – to be funded from reserve. This has been approved.
- Driveway repairs and crack-filling road. Add 49 CRR patch by garage (deep hole).
- Kitchen bump out project for 10 CRW, 25 CRR, 27 CRR, 37 CRR, 73 CRR:

- A+ has provided two options in its estimate - \$630/unit for vinyl siding and \$930/unit for PVC sheets.
- The Board has agreed to pay \$315/unit (50% of the vinyl option) towards having the work completed for either option.
- If a homeowner does not take either option at this time, all future costs for repair of the bump out will be wholly the responsibility of the homeowner. Bob can let A+ know the estimates have been approved.
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- Power Washing (2 CRC thru 16 CRC and 49 CRR thru 79 CRR) – Jack will schedule work for September, before window washing.
- Bilco door panting (2CRW, 6CRW, 10CRW, 12CRW, 10CRC, 14CRC, 21CRR, 71CRR) – Ralph estimated \$160/door for scraping, priming, and painting, not including the cost of the paint. Angie will call around for additional estimates.
- Dryer Vent Cleaning – scheduled for July 5 and 6.
- Bruzzi – Terry to schedule an appointment to walk the property and discuss our areas of concern.
- Gazebo Benches. Ralph to provide quote for the following work:
 - Replace 2 benches outside gazebo with 2 benches from inside gazebo and install both 12” from edge of cement walkway to eliminate possible damage from lawn mowers.
 - Install better of 2 outside benches to inside of gazebo and bring second outside bench to dump.
- Cosmos and Green Spot have been contacted for quote to:
 - Plant ground cover at community entrance
 - Grind stump at first circle, if needed.
 - Grind stump and plant new tree at second circle. This tree to be selected by Garden Club.
- Minor repairs to be done by A+. these have been approved and to be scheduled in August.
 - 8CRW – re nail shingles over garage \$85
 - 12CRW – re nail vinyl siding at top left side \$85
 - 10CRW – re nail siding and soffit \$100
 - 47CRR – re position vinyl siding that popping out from J channel \$80
 - 63CRR re nail vinyl siding above door \$85
 - 77CRR – re nail shingles under 2nd floor window \$100

FINANCIAL REPORT

Not including budgeted \$ for gutter cleaning, power washing (which is short \$200) or driveway repairs, we have approximately \$8,886 available from the budget. Tree budget @\$3000; spent \$1384; leaves \$1616 for grinding. Roof @\$1000; unknown if

Walter's leak will be owner or Assoc. responsibility. Misc. repairs @\$2500; spent \$730; leaves \$1770. Snow removal @\$1500. Wood trim @\$1000. Landscape enhancements @\$2,000; for purchase and planting of a tree for the 2nd circle.

REVIEW RESERVE vs. BUDGET EXPENSES

A discussion took place and repairs that were initially in the reserve were removed- decks, vinyl siding, garage doors and underground piping. Added to the reserve were cement walkways, large asphalt repairs.

NEW BUSINESS

- 2 homeowners have had chimney leaks due to spring rain. Bob is contacting Washington Chimney sweep to determine and fix causes.
- C. DeLuca mentioned the fencing is rotted on bottom of planks plus fence posts are leaning.
- Various homeowners mentioned that Bruzzi is: dumping brush behind our units instead of carting away, spraying unknown chemicals on mulch to keep weeds down. These items will be addressed with Bruzzi.

The Board Meeting adjourned at 7:15pm.