

# Carlson's Ridge Homeowners' Association

## Board Meeting

### Open Session – Officers' Report

August 26, 2021, at 6:30pm

#### ATTENDEES:

Board Members: Terry D'Andrea, President; Bob Macklin, Vice President; Kathy Schatteman, Treasurer; Robert Rainey Director.

Unit owners in attendance: 39CRR, 6CRW, 12CRC, 21CRR, 23CRR, 25CCR(Antoinette)

REI Property & Asset Management, J. Kent Humphrey & Crystal Koplak.

#### CALL TO ORDER:

Meeting was call to order at 6:32 pm by Crystal Koplak.

#### PROOF OF NOTICE:

Proof of Notice was unanimously approved, motioned by B. Macklin and seconded by K. Schatteman.

#### PREVIOUS MEETING MINUTES:

K. Schatteman motioned to approve the minutes of June 24, 2021, seconded by B. Rainey Motion was unanimously approved.

#### FINANCIAL REVIEW:

K. Schatteman reviewed the July 31, 2021, financials stating the following:

- Year to date income is \$216,059.
- Year to date expenses of \$208,234
- Operating and Petty Cash Accounts \$25,015
- Reserves totaling \$323,689
- YTD Interest Income \$1,024

It was also noted a CD in the amount of \$1,001.98 is due in September. REI was requested to provide list of current CD rates for September.

#### CORRESPONDENCE:

No correspondence was discussed.

#### COMMITTEE REPORT:

Garden Club – Terry D'Andrea & Nancy Macklin

- No Fall Social this year due to the Delta Variant.
- Donations are accepted in place of the fall social event anyone wishing to donate can see anyone of the committee members. Terry, Nettie, Teddy, Mary, Kathy, Jack, Louise or Nancy.
- September 13<sup>th</sup> the planting is schedule all are welcome to participate.

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

##### MISCELLANEOUS:

- **4 CRCT** – Pending the sale, a variance request to install a handicap ramp will be submitted.
- **Wood Fencing** – repairs are made as needed.

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- **Asphalt Repairs** – repairs to driveways and roads were completed by 4-Star. The cost of repairs was \$3,000 over budget. Driveway sealant is not recommended by the contractor stating it is only a cosmetic value.
- **Annual Inspection** – Annual letters were mailed listing items needing repairs that are homeowner's responsibility. For example: fading shutters; chimney cap/rusting chase cover; cement steps and railing, and substantial repairs to entry doors.
- **Retaining Wall** - The Board is gathering quotes for an engineering study for a section of the wall behind the wooden fence for 2022.
- **Governing Documents** - A review of the Declarations and legal opinion from Attorney Christopher Leonard, reinforces the Boards understanding that blockages and/or disintegration of underground pipes are the responsibility of unit owners.
- LANDSCAPING MAINTENANCE/ TREE TRIMMING
  - **Bruzzi** completed the weeding and trimming of shrubs. They are returning early fall for another weeding and removal of mulch buildup that exists around most trees. A new three (3) contract with Bruzzi for snow plowing and landscaping was executed. 2021 increase of 11.6% plus 2022 and 2023 increases of 3% each year.
  - **Bartlett** completed the cutting down several trees and returning to remove 39 tree stumps in the fall. 2022 budget will include removal of several invasive Tree of Heaven trees, which provides food for the Spotted Lantern Fly, an invading species.
  - **NaturaLawn** completed the contracted chemical applications, including grub control, fertilization, and weed control. At the Board's request, the lawn was sprayed for Chinch bugs that cause brown areas throughout the lawn. This treatment added \$900 to lawn maintenance.
- GUTTER CLEANING – will be scheduled for late November or early December to ensure most leaves are down. The Board is obtaining quotes.
- VENT GUARD – Bob Tuthill from Vent Guard is scheduling dryer vent cleaning for the first week in November. A letter will be sent to owners in late September or early October detailing the procedure to have owner's dryer vent cleaned.

#### OPEN DISCUSSION:

- 6CRW Inquired about the area of the new roof where water is leaking into the Unit. Board noted that Sergio Roofing was contacted once Sergio responds to take a look the board will notify Tony & Elaine.

#### ADJOURNMENT:

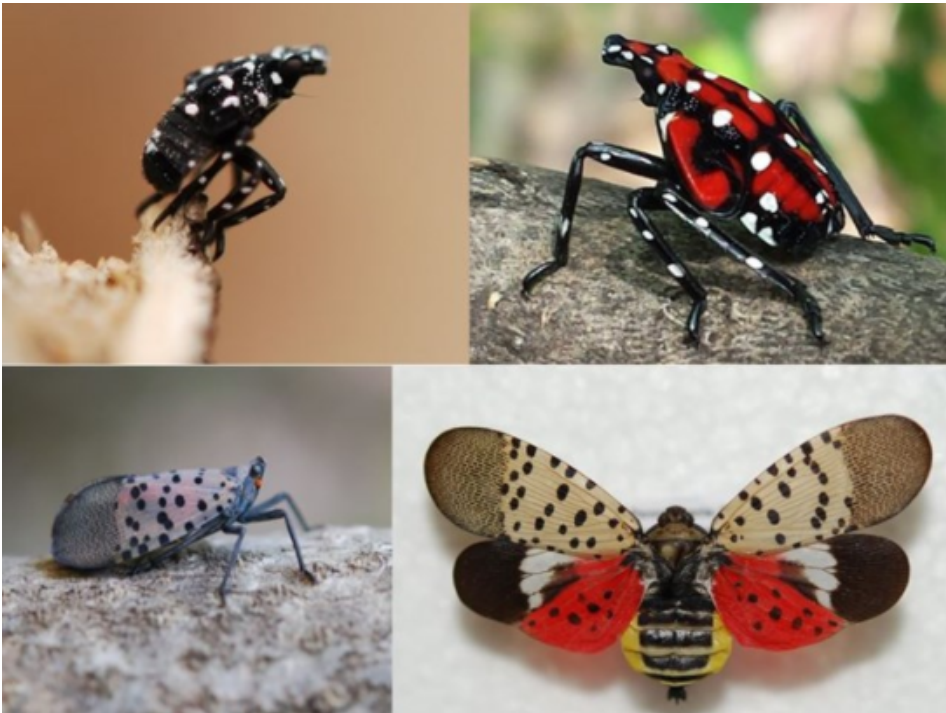
- Meeting was adjourned at 6:51 pm by a unanimous vote motioned by T. D'Andrea seconded by K. Schatteman.

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Additional Documents can be found at:

<https://portal.ct.gov/DEEP/Forestry/Forest-Protection/Spotted-Lanternfly>