

# Carlson's Ridge Homeowners' Association.

## Meeting Minutes: Board Meeting of February 27, 2014

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Present: B.O'Loughlin, W.Terbrusch, J.Polito, A.Lachlan.  
Kent Humphrey,REI (A.Masini on vacation)

Also Homeowners : Joe & Lois Snow, Tom & Linda Sprick.  
Sam & Catherine DiLuca.

### 1) Review of 2013 Financial.

- a) Jim reported that our finances are all in order and in balance with the  
2013 Financial report given to the Homeowners on November 13<sup>th</sup> 2013.

### 2) Review of 2014 Budget Priorities.

- a) The Spend Aheads that we had estimated earlier were revised slightly once we had the final year-end 2013 numbers. These were posted in January rather than in February due to a misunderstanding with REI.
- b) The Board agreed to keep a Deferred Maintenance line item in the Budget to give us spending flexibility during 2014.
- c) Two payments of \$6000.00 each to Bruzzi for snow removal in December 2013 and January 2014 were paid in January 2014. The \$6000.00 payment for February will be paid on March 5<sup>th</sup> 2014.
- d) The insurance contract for the Complex expires in June of this year. Burke has agreed to contact the Nicholas Tobin Insurance Agency in May to renew the contract and will try to obtain a three year contract as before. We have budgeted a 10% increase for this Contract.

### 3) Assessment of Winter Damages.

Bill reported the following winter damages.

- a) Four homes have damaged garage doorposts caused by snow plow.
- b) One home has wind damage to siding.
- c) Damage to curbs caused by snow plow. Have two major areas. Will have complete assessment when snow melts.

- d) Bruzzi has agreed to repair all damages caused by snow plowing.
- e) Driveway Sealing will be assessed after winter.
- f) Road repairs will also be assessed after winter.
- g) White fence at entranceway broken in two or more places.

4) Review of Winter Snow Removal/Contractor.

It was agreed that Bruzzi did a very good job of snow removal and pathway clearing this winter.

The question of vehicles parked illegally on our property was brought up again. Bill reported that one vehicle has been removed. The removal of the remaining vehicle is being handled by the Police Dept. Bill will check on current status.

There was no new business and the meeting adjourned at 8.20pm.

Next meeting will be the Homeowners Spring Meeting at 6.30pm on April 16<sup>th</sup> in room 2A at the Senior Center