

Carlson's Ridge Homeowners Association

c/o REI Property Management

ANNUAL OWNER'S MEETING

October 19, 2021

Teleconference Meeting Via Microsoft Teams

ATTENDEES:

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

17 units were represented during the teleconference, 2 units provided proxies and 3 Units mailed in votes, a total of 22 units were represented.

Representing REI Property and Asset Management: J. Kent Humphrey & C. Koplak

CALL TO ORDER:

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

ROLL CALL/SIGN IN:

Unit Owner 57CRR motioned to accept the roll call. Unit Owner 75CRR seconded the motion. All present approved the motion.

PROOF OF NOTICE:

Unit Owner 71 CRR motioned to accept the meeting notice as presented, Unit 31 CRR seconded the motion. All present voted in favor of the motion.

READING OF THE MINUTES:

Unit Owner 57 CRR motioned to approve the annual meeting minutes from October 16, 2020. Unit Owner 77 CRR seconded the motion. All present voted in favor of the motion.

REPORTS FROM OFFICERS:

Terry D'Andrea- President presented the community with detailed Operations for 2021 & 2022. The presentation detailed completed, pending and future projects. Attached is her presentation.

ELECTION OF DIRECTORS OF THE EXECUTIVE BOARD:

Robert Macklin and Bob Rainey's terms expire December 31, 2021. Robert Macklin has chosen not to run for re-election. Bob Rainey agreed to run for another term. J. Kent Humphrey opened the floor to those in attendance who many wish to join the board. No unit owner came forward.

Unit Owner 71 CRR motioned to approve the Mr. Rainey's nomination as presented; Owner of Unit 21 CRR seconded the motion. All units represented unanimously approved electing Bob Rainey to fulfill another term.

RATIFICATION OF BUDGET:

K. Schatteman presented the 2022 budget. The Board responded to several questions from the attendees regarding roof and driveways replacements, and other capital projects.

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21 Units represented approved the budget, Unit 6 opposed the budget motion by 71 CRR seconded by Unit owner 43 CRR.

YEAR END PROFIT:

Owner 6 CRC motioned any profit realized as of December 31, 2021, be kept in the associations reserve funds. Motion was seconded by 43 CRR. All represented approved.

OLD/NEW BUSINESS:

- 31 CRR stated speeding continues to be a safety hazard. Owner requested that any residents who have health care workers coming to ask that they slow down.
- 6CRW Inquired about the master policy still being Cincinnati
- 43 CRR Inquired about the gutter cleaning for 2021 expected to be completed In November.
- Owners 77 CRR, 75 CRR, 71 CRR, 43CRR and 6 CRW acknowledged members of the Board for continued service and raising community standards

ADJOURNMENT:

Unit 43 CRR made a motion to adjourn the meeting at 7:19 PM. Unit 24 CRR seconded the motion. All present voted in favor of adjourning the meeting.

Respectfully Submitted,
REI Property Management – recording the minutes

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Synopsis of President Terry D'Andrea's - Presentation

OPERATIONS - 2021

- Ice dam blockages on roofs, early 2021.
 - Board had Sergio remove ice build-up to remediate leaks.
 - Sergio proposed snow removal of 5" or more at cost of \$200 per roof for future work. Board did not accept this proposal yet would monitor the situation.
- Retention wall – Board will continue to review issues and evaluated resolutions.
- Roof repairs on units 25, & 75 were completed.
- Roof replacement on units 6-8 CRW, 21-23 CRR, and 45-47 CRR completed.
 - Board approved replacement (instead of repairs) because of high cost of repairs.
- Foundation repairs:
 - 30CRR – Foundation cement crack was repaired.
 - 4 CRCT - Years of water damage to basement slider framing was due to missing flashing.
- Asphalt repairs (driveways and roads) completed by 4-Star. The cost was \$3,000 greater than budgeted.
- Landscaping/Snowplowing – Board approved new contract from Bruzzi for snow plowing and landscaping. The contract runs for 3 years
- Bartlett completed cutting down dead/diseased trees and will return to remove approximately 22 tree stumps later this year.

OPERATION – 2022+

- Tree work not completed due to cost overrun is budgeted for 2022. Work to include removal of invasive Tree of Heaven in 2 locations and removal of felled tree in rear retention pond.
- Maintenance to landscape caused by root exposure of mature trees.
- Review of roof replacement schedule - impact on material cost increases and availability.
- Possible wiring of 2 large trees at RT202 property line.
- Maintenance to wooden fence as it continues to deteriorate.

FINANCIAL

- Increases in contracted services:
 - *Bruzzi 11.6% increase for 2022, 3% for 2023 and 3% for 2024.
 - *All American Waste - 2.6%
 - *REI management fee - 3%
 - *Insurance - 8.7% locked in for three (3) years

Trees

In addition to the cost of removing two (2) very large trees (spruce near gazebo and downed tree in the retention area), the planned removal of an invasive species was postponed to 2022. Also, multiple owners have voiced concerns about above ground tree roots tripping hazard plus their proximity to

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foundations. Both are new issues for maintenance of campus.

Driveways

4 Star Paving identified four (4) buildings which may require driveway replacement after winter damage. The board determined two (2) of those to be of less concern and they will be monitored going forward. During the spring walk around, the board evaluates all driveways, roads, and curbs.

Reserve

Because of accelerated roof replacements, which is paid for from the Reserve, Board decided to leave the money for asphalt repairs in the reserve if we could cover the expense from operating budget. This was accomplished by postponing some of the tree work to next year.