

Carlson's Ridge Homeowners' Association

Meeting Minutes: Board Meeting of September 11, 2014

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

Also Homeowners : Joe & Lois Snow, Tom & Linda Sprick,
Sam & Catherine DiLuca and Terry D'Andrea.

1) Review of 2014 Financials -
Jim.

- a) Jim reported that our finances are all in order thru end of August and in balance with the 2014 forecast given to the Homeowners on November 13th 2013.

2) Review of 2015 Proposed Budget - Jim.

- a) Jim presented the proposed budget for 2015 showing an increase of approximately \$4,700.00 over the 2014 budget. The major reason for the increase is in the cost of the Insurance Policy for the Complex which now has to be negotiated on a yearly basis.
- b) The increase in the 2015 budget will require a small increase in the monthly maintenance fee for 2015, from the present \$295.00 to \$300.00.
- c) The Board agreed and accepted the proposed budget for 2015.

3) Operations Update - Bill.

Review of Winter Damage Repairs.

- a) Repair and replacement of metal roof rakes has been completed.
- b) Repairs to garage door frames have been completed.
- c) All repairs to vinyl siding (large and small) have been completed.
The repairs to the garage door frames were charged to Bruzzi Landscaping as agreed.
- d) The repair to the two sections of broken curb remain damaged. Bruzzi is having trouble finding a contractor for such a small job. Bill contacted M&S and obtained a price of \$1250.00. He will work with Bruzzi until the matter is resolved.

4) Replacement of P & T for Power Washing and Gutter Cleaning.

- a) Through a bid process Master Clean Enterprise was selected to do our power washing this year. A price of \$400.00 + tax per building was agreed. The job was completed in late July / early August.
- b) We will use 'A+ Home Improvements' for gutter cleaning this year. This is the same company that stained our decks. A price of \$1920 was negotiated for the Gutter cleaning,

5) Three Major Summer Projects.

- a) Street/Driveway Repairs. M&S Paving completed this project on July 18th. The cost was \$3075.00.
- b) Back Fence Repairs. Russell Fencing LLC repaired and replaced posts and rails on our badly damaged rear fence. The job was completed 8/18 thru 8/21 and looks great. The cost was \$3075.00.
- c) Deck Painting. A+ Home Improvements completed the first 24 units between 8/20

and

9/06 at a cost of \$390.00 per deck. The cost was shared by the Homeowners on a 50/50 basis through an assessment of \$195.00. The remaining units will be painted in the Spring of 2015.

6) Upcoming Projects.

- a) Gutter Cleaning. Will be scheduled after all the leaves are off the trees.
- b) Tree Trimming. Tree trimming is required in specific areas of the Complex and will be scheduled for one day later in September or early October.

7) Dog Issues. Various complaints have been received in connection with "Dog walking." Dog owners and walkers must be mindful of the following:

- a) Dog owners/walkers must pick up 'dog waste' at all times. NO EXCEPTIONS.
- b) Dogs must be on a leash at all times. Again NO EXCEPTIONS.

If these two simple conditions are not met a Violation Notice will be issued through R.E.I. with possible consequences.

Also as a courtesy to your neighbors, dog walkers are requested not to walk their dogs behind any homes within the Complex.

8) Gutter Proposal.

Questions have been raised regarding the possibility of replacing the existing gutters and downspouts with larger equipment . This would entirely be at the homeowners expense. Bill obtained a quote of \$1320.00 for a single home. This price could possibly be reduced if more homeowners sign up. A letter will be sent to all homeowners requesting a Yes or No response and we will proceed according to the level of interest.

9) Bilco Door Request.

A request was made by Mr Turco at #35CRR to install a Bilco Door at his expense. The plan submitted showed the door being installed on the side of the building. This would face the front of #37CRR and would also be visible from the street. The Board decided that the door could only be installed on the rear of the Building and Mr Turco will be notified of this decision.

The next meeting will be the Annual Homeowners meeting on Wednesday, October 29th at 6.30pm in the Senior Center on main street.

There was no new business and the meeting adjourned at 8.30pm.