

CRIMSON RIDGE

Board Meeting Minutes

JANUARY 13TH, 2025

Online

Call to Order: Steve called the meeting to order at 6:33pm.

Board Members Present: John Redel, Steve Bergeson, Laura Sutherland, Margo Grafe,

Chris Warrington

Others Present: Tom Hill (Matik Management)

I. Financials

1. Balance of Assets: \$444,010.58

- 2. Budget Comparison
 - **A.** The Board reviewed the budget comparison for the month of December. Overall, the association ended the month under budget on expenses by \$499. However, the December trash invoice was not received in December.
 - **1.** There were a few line items in December that were over budget.
 - **a.** There was some replacement siding completed.
 - **b.** The January 2025 snow invoice was paid in December.
 - **B.** For the year of 2024, expenses ended over budget by about \$13,000. This was primarily due to three larger expenses.
 - The association had the landscaping beds cleaned up and foliage pruned by Sargent's.
 - **2.** The insurance increased.
 - **3.** Four buildings were power washed.
- **3.** Laura made a motion to approve the financial report as presented. Chris provided a 2^{nd} , and the motion passed by unanimous approval.

II. Administration

- 1. Appointments to the Board
 - **A.** As a quorum was not reached at the annual meeting, the bylaws require the active Board to appoint members to the 2025 Board of Directors.
 - **B.** The two directors with terms expiring were Steve and John.

C. Chris made a motion to appoint John Redel and Steve Bergeson to the Board. Laura provided a 2nd, and the motion passed by unanimous approval.

2. Officer Positions

A. President

- 1. Chris nominated Steve Bergeson for President.
- 2. Steve was elected by unanimous approval.

B. Vice President

- 1. Steve nominated Margo Grafe as Vice President.
- 2. Margo was elected by unanimous approval.

C. Secretary/Treasurer

- 1. Chris nominated John Redel for Secretary and Treasurer.
- 2. John was elected by unanimous approval.

3. Insurance

A. Currently, the association is not finding any companies willing to write a policy that would include Replacement Cost Value.

4. Financial Review

- **A.** The Board discussed the completed 2023 financial review, and the vendor used.
- **B.** A 2024 financial review will be completed, as directed by a motion from John, a 2nd by Chris, and unanimous approval.

5. Ice Melt Application

- **A.** The Board discussed the current policy of when salt is applied to the roadways.
- **B.** Going forward, ice melt will be applied by the vendor upon receiving direction to do so from at least 1 Board member.
- **C.** As a reminder, members are responsible for sanding their walkways.

- **III. Next Meeting:** The meeting date will be the 2nd Monday of each month, at 6:30pm, online.
- **IV. Adjournment:** With nothing left to discuss, the meeting was adjourned at 7:37pm.

Crimson Ridge Website

www.crimsonridgerochester.com

