



CRIMSON RIDGE

Board Meeting Minutes

AUGUST 22ND, 2022

Online

Call to Order: The meeting was called to order at 6:30pm.

Board Members Present: Steve Bergeson, John Redel, Sherrie Wilson, Elizabeth Fitzgerald, Chris Warrington

Others Present: Tom Hill and Jacquie Morrow (Matik Management), Verna Simon, Michael Benham

I. Financial Report

1. The current balance of assets is \$328,275.96
2. 2022 Budget Comparison
 - A. Tom reviewed the budget comparison for the months of January through July.
 - B. Overall, we are under budget in some areas and over in others.
 1. The total expenses are ~\$7,000 under budget.

II. Update on open issues & projects

1. Roof
 - A. Update
 1. As noted in emails, the insurance company re-reviewed the claim and decided that the original findings were in error. With that, all 11 roofs will be fully replaced. The new report will be submitted soon.
 2. The Board discussed the various vendors that have submitted quotes/interest. Staying with a local vendor provided additional protection and had a long labor warranty.
 - a. John made a motion to proceed with Priority Construction. Sherrie provided a 2nd and the motion passed by unanimous approval.
 3. Chris made a motion that the deductible for the roof replacement, based on a \$10k per building wind/hail deductible, will be paid out of the reserve account. John provided a 2nd and the motion passed by unanimous approval.

2. Irrigation

- A. The significant repairs have been completed by Green Envy.
- B. The current contracted vendor has been given notice of breach of contract. The association will be proceeding with the new vendor, Green Envy.
- C. In those repairs made, it was found that there is a zone that is missing, not containing heads. He will provide the association with a quote for replacement.

3. Metronet Repairs/Policy

- A. The Board discussed the numerous problems with Metronet, so far. These include a hole that has been on the grounds for months and unapproved installations that deviate from the agreed upon installation plan.
- B. The hole is being addressed.
- C. **Installations that affect the exterior are not approved, per Section 8.1 of the Declaration**

4. Weeds

- A. The association is looking at hiring a company to pull weeds immediately. If no one has availability, this will be completed in spring, along with Preen.

III. Next Meeting:

- 1. 9/26/22 at 6:30pm, online.
- 2. ANNUAL MEETING: October 24th at 6:30pm, online

IV. Adjournment: With nothing left to discuss, the meeting was adjourned at 7:55pm.

Approved 8/29/22