



CRIMSON RIDGE

Board Meeting Minutes

AUGUST 24TH, 2023

Online

Call to Order: The meeting was called to order at 6:32pm.

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

Others Present: Tom Hill (Matik Management), Stan Shreve, Margo Grafe, Kryss Mills

I. Financial Report

1. The current balance of assets is \$422,069.
2. Budget Comparison
 - A. Tom reviewed the budget comparison for the month of July.
 - B. Income was as expected, and the total expenses were \$11k over budget for the month. This is mostly due to the lawn vendor's August invoice being billed in July, as well as extensive irrigation repairs made to the system.
3. Investments
 - A. The accounts have been set up and will be funded by the end of the month.

II. Update on Open Issues & Projects

1. Insurance Update
 - A. The payment for the initial work has been made. Payment for the additional interior work will be made once the insurance company submits funds to the association.
2. Shutters
 - A. We are currently awaiting the start date from the vendor.
3. Siding
 - A. The vendor has started to make repairs to items on the siding list.
4. Lawncare
 - A. The Board thoroughly discussed issues with the vendor's services, including weed pulling.

B. Grounds Committee

1. The Board discussed the development of this committee to work on behalf of the association to ensure the grounds are cared for.
2. The scope of the committee's purview would include working with management on vendor issues, identifying needs of the community. Matik and the potential committee members will submit a suggested scope of duties for the committee, which will be reviewed by the Board.
3. Elizabeth made a motion to establish the Grounds Committee. John provided a 2nd, and the motion was passed by unanimous approval.
4. The Board nominated three individuals to the committee by a motion from John, a 2nd by Steve, and unanimous approval, pending their acceptance. Those are Elizabeth Fitzgerald, Laura Sutherland, and Sharon Bendel.
 - a. A fourth nominee, Margo Grafe, was added by a motion from Elizabeth, a 2nd by John, and unanimous approval.

5. Trees

- A.** The Board discussed the trees that were planted. There was concern that trees are not being watered by Sargent's. Matik will confirm that with the vendor.

III. Open Forum

1. A member alerted the Board that the roofing company had installed a screen on the dryer vent, which clogged. Priority Construction has been contacted again about ensuring that there are no other vents that have screens installed.

IV. Next Meeting: September 28th, online.

V. Adjournment: With nothing left to discuss, the meeting was adjourned at 7:39pm.