



# CRIMSON RIDGE

Board Meeting Minutes

JULY 8TH, 2024

Online

**Call to Order:** Steve called the meeting to order at 6:30pm.

**Board Members Present:** John Redel, Steve Bergeson, Laura Sutherland

**Others Present:** Tom Hill (Matik Management), Chris and Mike Benham, Nicole Faber, Brian Newell (Sargent's), Nancy Kressin, Sharon Bendel

**I. Financials**

1. Balance of Assets: \$452,937.18

2. Budget Comparison

A. The Board reviewed the budget comparison for the month of June. The unreceived lawn invoice and trash invoice for a previous month came in and were paid with the normal billing. Irrigation repairs took place a month later than expected. These expenses accounted for the overage on expenses in the amount of \$3,462.39.

B. For the year-to-date, expenses under budget by \$5,303.

**II. Open Projects Grounds Projects**

1. Landscaping Project

A. Laura summarized the Grounds Committee recommendations.

1. Remove remaining bushes in center island.

a. Brian confirmed that the Service Berry bushes will remain, but the Lilac bushes will be removed.

2. Scale back the original planting plan.

3. Confirm that remaining roots will be addressed before planting.

a. Brian noted that rototilling would not be conducive to the plan, as it would bring a lot of thistle seeds to the surface. However, the roots will be dug out.

4. Instead of treating the Oak tree, remove it along with another, smaller Oak tree that has wilt. Both would be replaced.

a. This was approved by a motion from Laura, a 2<sup>nd</sup> by John, and unanimous approval.

- b.** The replacements will be an Autumn Blaze Maple and a Snow Crab Apple, both 15-gallon.
- 5.** Some Evergreens next to driveways are dead or dying. Those should be replaced at the same time as the Spirea.
  - a.** Brian confirmed that the blue evergreens are included. However, the others mentioned were not noticed to need replacement at the time of inspection. He went on to note that these are slow-growing, and the 10-gallon option is much more expensive than the little one. Additionally, the rock beds need to be replaced at the same time, as the root structure is so big that it destroys the bed when removed.
  - b.** As there are not many needing replacements, and continuity is important, the association will proceed with replacing the few that are in need, replacing them with the 10-gallon option.
- 6.** The lawn vendor has not done well at controlling weeds in the landscaping bed, which was an additional service not included in the main contract. The Grounds Committee would like to have Sargent's complete this.
  - a.** Discussion ensued. Many of the weeds will be addressed during planting.
- 7.** Sargent's should trim the shrubs to regain continuity on quality and size.
  - a.** A quote will be provided.
- 8.** Brian inquired about the scope in another planting area, and whether there was interest in reducing that slightly.
  - a.** Grounds Committee members will be on-site tomorrow during the planting, and they will review at that time.
- 9.** Laura noted one additional dead shrub that will need to be replaced.

## **2. Lawn Service**

- A.** The Board discussed the service provided so far.
  - B.** Recently, the vendor was instructed to lower the mowing decks by 1".
    - 1.** A member expressed concern of the grass burning if too short.
    - 2.** It was noted that the vendor adjusts the deck height during high heat periods.
  - C.** With the quantity of rain days, scheduling has been difficult for Rochester Ground and other vendors.
  - D.** A member noted that, recently, the crew has been turning on the concrete walkways, which leave marks. Matik will speak to the vendor about this.
  - E.** A member asked about potential seeding of areas that have died.
    - 1.** The Grounds Committee will ask for a quote from Sargent's tomorrow.
- 3. Spring Inspection Repairs**
- A.** These are underway.
  - B.** The maintenance room doors have not been repaired yet. Matik will utilize a different vendor for this.
  - C.** We are awaiting the power washing vendor's start date.
  - D. Asphalt Quote**
    - 1.** As the work quoted is not significant or pressing, the Board agreed to defer this and re-evaluate next year.
  - E. Shutters**
    - 1.** There were remaining shutters incomplete. That list was given to the vendor.
    - 2.** The Board would like Larson Construction to complete an on-site visit to confirm that they all now have been completed.

**F. End Unit House Numbers**

1. The Board continued discussion on this matter. The end units have addresses by the garage, but the front door is on a different building side.
2. The Board discussed placing house numbers vertically on the post by the front door.
3. The Board agreed that numbers should be placed on these units to aid in locating these addresses in cases of emergency.
  - a. Suggestions for products will be provided to the Board.

**G. Window Repair Policy**

1. The Board discussed how best to address condensation issues between the panes.
  - a. This would not be for condensation on the interior side of the window, as that is due to a temperature difference between the interior and exterior.
2. As the frame is still in operable condition, the Board agreed that the best solution would be replacement of the glass, which contains a new double pane glass that is argon filled.
  - a. This cost is a fraction of the cost entire replacement.

**III. Administration**

1. **Please note: If members have maintenance concerns, please utilize the open forum or send your concerns to Matik at [association@matikmanagement.com](mailto:association@matikmanagement.com).**
2. There are some dog issues that have been noted by the Board. The identified problems will be addressed with those members.

**IV. Next Meeting:** The meeting date will be the 2<sup>nd</sup> Monday of each month, at 6:30pm, online.

**V. Adjournment:** With nothing left to discuss, the meeting was adjourned at 8:12pm.