



CRIMSON RIDGE

Board Meeting Minutes

MAY 24TH, 2021

Online

Call to Order: The meeting was called to order at 6:35pm.

Board Members Present: Steve Bergeson, John Redel, Chris Warrington, Sherrie Wilson, Michel Corban

Others Present: Tom Hill (Matik Management), Melanie Meldrum

I. Financial Report

1. The current balance of assets is \$347,378.91

2. Budget Comparison
 - A. Tom reviewed the budget comparison.

 - B. Overall, the actual numbers were in line with the budgeted numbers.
 1. The HOA is ~\$5k under budget at this point.

II. Update on open issues & projects

1. Sprinklers
 - A. The vendor is waiting on a backflow meter to be returned to the property. The sprinklers will be turned on soon.

2. Power washing
 - A. There are 4 buildings identified for power washing.

 - B. Tom has reached out to the vendor that completed power washing last year. A quote will be arriving soon.

3. Asphalt Update
 - A. Tom has been reaching out to the vendor to get a set time for the work to start. The vendor has not responded yet.

 - B. UPDATE 4/26/21:
 1. The vendor has reached out to discuss.
 2. He is waiting on the manufacturing start date of the local asphalt plant, which should be this month.
 3. Sealcoating cannot start until after May 15th.
 4. Concrete work can start next week.
 - a. Tom will coordinate these replacements with the members.

C. UPDATE 5/24/21:

1. The removal and replacement of selected areas has been completed.
2. The selected concrete replacement has been completed.
3. Rain set the infrared patching and seal coating behind. This should be completed this week.

4. Lawn Repair and Grading Work

A. Tom reached out to the vendor to discuss the lawn repairs that were made after the plow damage.

1. Some areas were not appropriately repaired.
2. The vendor will be back next week to review.

B. Tom also discussed the grading work that was completed.

1. The vendor will be evaluating the grading again, prior to the sod being placed.
2. Sod will go on once the sod farms have product to sell.

C. UPDATE 5/24/21:

1. Michel noted that there is a lamp pole still missing and wires were exposed.
2. The vendor stated that he is waiting for the sprinklers to be turned on before laying the new sod.
3. Tom will contact the vendor about reattaching the pole asap.

5. Dryer Vent Cleaning

A. Tom has been working with the vendor on resolving scheduling issues that were experienced last fall.

B. The vendor is attempting to require an entire building to be done at one time, which creates scheduling issues among those unit owners.

C. If these issues cannot be resolved, a new vendor will be contacted to finish the work.

D. After discussion, the board decided to give them a deadline of 2 weeks to accept our scheduling strategy.

1. Tom will proceed with a new vendor if the current vendor does not coalesce our request.

E. UPDATE 5/24/21:

1. A signup sheet will be going out to the members who have not had vents cleaned yet.
 - a. There will be 8 signup times available per day, with the last available time being 5pm.

6. Spring Inspection Results

- A.** The board completed the inspection, and the report has been reviewed.

- B.** Tom will be submitting letters to members for items requiring their attention.

- C.** There were general maintenance items that were found.

1. Tom will arrange to complete those maintenance items.

- D.** Tom will get a new price on power washing and send the information to the board for direction.

E. UPDATE 5/24/21:

1. Tom provided an estimation of costs for repairs to the items noted within the inspection report.
2. The cost is anticipated to be ~\$10,000.
3. The board discussed the scope and costs.
4. John made a motion to approve the scope and costs listed within the presented spreadsheet. A 2nd was given by Chris, and the motion passed by unanimous approval.

7. Insurance Options

- A.** Discussion ensued on current policies, including valuation and scope of coverage.

- B.** Tom will begin exploring other quotes for equal coverage.

- C.** UPDATE 4/26/21:

1. Tom will receive quotes from our current provider with valuations of \$225k/building and \$250k/building.
2. Once those quotes have been received, Tom will gather competing bids from other providers.

D. UPDATE 5/24/21:

1. The Board is awaiting the current provider's renewal cost.

III. Homeowner questions or comments: None

IV. New Business: None

V. Next Meeting: 6/28/21 at 6:30pm, online

VI. Adjournment: With nothing left to discuss, the meeting was adjourned at 7:46pm.

Approved 5/26/21