



## CRIMSON RIDGE

Board Meeting Minutes

OCTOBER 14TH, 2024

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 and Jacquie Morrow (Matik Management)

## **I. Financials**

1. Balance of Assets: \$421,122.77

### **2. Budget Comparison**

**A.** The Board reviewed the budget comparison for the month of September. Two trash invoices were paid. Insurance billing is still not correct. The association ended the month over budget on expenses by \$1,517.

**B.** For the year-to-date, expenses under budget by about \$11,400. This will go down once the insurance billing has been corrected.

### **3. 2025 Budget**

**A.** The Board reviewed the budget proposal for 2025.

**B.** After looking at the projected expenses, and the capital plan, it was decided that some further projections will be considered over the next few days.

**C.** It was noted that the insurance premiums will be a significant variable to the dues in 2025.

## **II. Open Projects Grounds Projects**

### **1. Roof Replacement**

**A.** We are still awaiting a response from the contractor on the status of closing the open permits.

### **2. Shutters**

**A.** The contractor responded with a letter detailing the vendor's stance on their installation techniques, as well as their willingness to stand behind their work.

**3. TruGreen**

- A.** There was speculation that the vendor might have missed an area. The vendor was contacted a few times.
- B.** The vendor is subcontracted through Rochester Ground, who has also been contacted.
- C.** We are still awaiting a response from TruGreen.

**4. Window Seal Repair/Replace Policy**

- A.** The Board discussed when/what items would necessitate repair or replacement.
- B.** Generally speaking, the issue would need to be functional rather and aesthetic.
- C.** Laura made a motion that repair or replacement would take place upon determination of functional failure of a window. John provided a 2<sup>nd</sup>, and the motion passed with unanimous approval.

**5. Fall Cleanup**

- A.** Rochester Ground will be completing this in the next week and a half.

**6. Irrigation**

- A.** There's some question on whether the irrigation is fully operational right now.
- B.** Matik will follow up with the vendor.

**7. Sargent's Project**

- A.** The initial project has been completed and billed.
- B.** There is one tree remaining to be planted.
- C.** The Board discussed the landscape cleanup that Sargent's provided and what future interest exists in having the vendor complete that work in the future.

- D. Further discussion ensued on the lawn vendor's quality of work.
- E. Matik will inquire with Sargent's to see if they offer lawn weed and feed applications.

### III. Administration

#### 1. Annual Review

- A. This is in process and should be ready by the annual meeting.

#### 2. Insurance

- A. A legal opinion was received that pertained to the state statute's requirements for association insurance policies.
- B. It appears carriers are all changing their roof replacement coverage, during wind/hail, from RCV to ACV.
- C. Very few carriers offer RCV.
- D. A quote from West Bend will continue to be obtained to see if they offer the RCV coverage.

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 8:00pm.

Crimson Ridge Website

[www.crimsonridgerochester.com](http://www.crimsonridgerochester.com)

