



CRIMSON RIDGE

Board Meeting Minutes

APRIL 26TH, 2021

Online

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

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

Others Present: Tom Hill (Matik Management)

I. Financial Report

1. The current balance of assets is \$339,682

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. Mailbox Replacement
 - A. The vendor has been having a very difficult time trying to coordinate with the USPS.

 - B. Tom will be taking over coordination in order to expedite this replacement.

 - C. **UPDATE 3/22/21:**
 1. The vendor provided Tom with the contact information for USPS.
 - a. Tom created a plan with the USPS contact, in which:
 - i. the vendor will install the new box
 - ii. The old box will remain present at its location
 - iii. Members will continue to get their mail from the old box until the USPS calls Tom to switch the main lock
 - iv. Once the main lock is switched, each member's new key will be placed in his/her old mailbox. Each member will be able to access his/her new key.

- v. A week will be provided for each member to collect that new key. Then the old box will be disposed of.

2. UPDATE 4/26/21:

- a. The USPS has not reached out to complete the lock switch.
- b. Tom called in again and confirmed that a work order was in place.
- c. The previous contact has transferred to the Kasson office. She is supposed to send Tom a new contact for the NW Rochester office.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

III. Homeowner questions or comments: None

IV. New Business: None

V. Next Meeting: 5/24/21 at 6:30pm, online

VI. Adjournment: With nothing left to discuss, the meeting was adjourned at 7:24pm.