



CRIMSON RIDGE

Board Meeting Minutes

JANUARY 24TH, 2022

Online

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

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

Others Present: Tom Hill (Matik Management), Nancy Kressin, Sharon Bendel, Michael Benham

I. Financial Report

1. The current balance of assets is \$257,239.26
2. 2021 Budget Comparison
 - A. Tom reviewed the budget comparison.
 - B. Overall, the actual numbers were in line with the budgeted numbers.
 - C. The Association ended the 2021 fiscal year about \$1,500k under the budgeted expenditures.
3. Financial Review
 - A. Smith and Schaefer has been engaged and is completing the review.

II. Update on open issues & projects

1. Roof
 - A. The insurance company sent out a 3rd party inspection company to evaluate the storm damage, but there are reports that they did not evaluate the roofing. We are currently awaiting an update from the insurance company.
2. Snow Plowing
 - A. The Board discussed the service currently being received from the current vendor.
 1. There have been issues with quality and timeliness.
 2. The vendor is salting the east entrance drive as needed, as directed.
 3. The Board will be working on an appropriate resolution.

3. Drive Through Inspections

- A.** Matik periodically drives through the property.
- B.** The Board discussed the need, if any, to have specific inspections for compliance issues.

4. Trees

- A.** Two Ash trees were removed and replaced last year.
- B.** There is anticipation of completing 2 or 3 per year, with 13 total Ash trees left to be removed.
- C.** With the current sprinkler issues experienced last fall, the Board discussed postponing the replacement schedule until those issues are resolved.
 - 1.** Matt, from Green Envy, will be brought out to evaluate the system to provide a second opinion.

5. Reserve Study

- A.** Tom is still working on completing this but has been given a deadline of the February meeting.

III. Open Forum

- 1.** None

IV. New Business

1. Contracts

A. Trash

- 1.** 8/1/2022 (60 Day Notice Required)
- 2.** A quote will be obtained from Hometown Haulers in April.

B. Sprinklers

- 1.** October 31st, 2022

C. Lawn/Snow

- 1.** October 31st, 2022

2. Either party can provide a 30-day notice.

2. RPU Service Assured

A. This is an insurance program in which a break in the line from the street to the house meter.

1. The association may opt to enroll in this program.

2. The association would still be responsible to repair the asphalt or lawn.

3. The cost is \$1.99 per unit, per month.

4. Tom will speak with the association insurance provider to see what is already included, if there is an optional rider to cover those lines, and speak with RPU to ensure the program covers all water piping in the association grounds, specifically under the private roads.

3. Metronet

A. The provider has infrastructure throughout the common area. The next step would be to complete the infrastructure within the buildings.

1. This process is beginning at another association managed by Matik, and the Board will be evaluating the how that goes.

V. **Next Meeting:** Annual Meeting 2/28/22 at 6:30pm, online

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

Approved 1/25/22