



CRIMSON RIDGE

Board Meeting Minutes

AUGUST 12TH, 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

Others Present: Tom Hill (Matik Management), Chris and Mike Benham, Sharon Bendel

I. Financials

1. Balance of Assets: \$425,847.93

2. Budget Comparison

A. The Board reviewed the budget comparison for the month of July. Several maintenance expenses were paid, including power washing and fence leveling. Additionally, the August lawn mowing invoice was paid at the end of July. Some expense items were well under budget, and the association ended the month over budget on expenses by \$1,793.

B. For the year-to-date, expenses under budget by \$3,509.

II. Open Projects Grounds Projects

1. Lawn Service – Cut Length

A. The shorter cut height seems to be a better fit for the association at this time.

2. Sargent's Watering

A. The association is paying Sargent's to water the newly planted trees and shrubbery. These plantings are warrantied, and having the vendor complete the watering assists in the warranty being honored.

B. The contract states that the vendor will water twice per week for four weeks. As of 7/26, there were four waterings remaining. Sargent's will be asked to inspect the new plantings to ensure they are healthy.

C. The Board discussed an issue with one of the trees, which could possibly be infestation. Sargent's has been notified.

- 3. Sargent's Seeding, Bush Trimming, Tree Evaluation**
 - A.** The association is awaiting the quotes for these first two services.
 - B.** The Board discussed the quote for the tree evaluation, as well as the current state of the trees on the association grounds.
 - 1.** The Board decided to proceed with the tree evaluation, which is to include providing recommendations on damage from the recent storms.
- 4. Spring Inspection Repairs**
 - A.** Most items have now been completed, including fence leveling, power washing, siding repairs, etc.
 - B.** The Board discussed the power washing and some additional work that was completed, due to mildew growth.
 - 1.** That additional work will be paid for by the association, as is the other power washing.
- 5. Shutters**
 - A.** There are two pairs of shutters remaining. The vendor is awaiting that last order to arrive, and then they will be installed.
- 6. Irrigation**
 - A.** Repairs were noted and passed along to the vendor for completion. Most of those have been done, with a few non-functional heads remaining.
 - B.** There's one area that had a possible line break, but a tree stump was present. The vendor had been given approval to grind that stump and make the repair. Matik will speak with the vendor to ensure this has been completed.
- 7. End Unit House Numbers**
 - A.** There are 44 end units. Some were identified as not needing the additional numbers, leaving 24 that do.
 - B.** The Board discussed the options and strategies.
 - C.** The Grounds Committee will meet to discuss further.

8. Other

- A.** The Board discussed some issues with the weed/feed application. The issues include possible burn from fertilizer spills as well as a potential area that was missed.

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.**

- 2. City Assessment**

- A.** The city assessed the association \$417.50 for some tree trimming along the walking path on 18th Ave NW.

- B.** A notice was sent to the association, but the county did not have an accurate address. An address change form has since been completed and mailed to the county.

- 3. Annual Meeting**

- A.** The annual meeting will be held on November 11th at 6pm, and it will be held online.

- B.** The Board discussed the annual financial review.
 - 1.** The 2023 review will be completed and presented at the annual meeting, by a motion from John, a 2nd from Margo, and unanimous approval.

- 4. Insurance Coverage**

- A.** The master policy provider changed the terms of coverage on wind/hail. Specifically, the policy changed from replacement cost value to actual cost value on roof replacement.

- B.** This change has affected some lending options for buyers.

- C.** The insurance broker has not been helpful in explaining options, up to this point.

- D. The Board discussed the issue. The Broker will, again, be asked to provide additional information, including whether there is an option to increase the policy to include replacement cost value.
- E. Additional options will be considered.

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

V. Adjournment: With nothing left to discuss, the meeting was adjourned at 8:37pm.