



## CRIMSON RIDGE

Board Meeting Minutes

FEBRUARY 10TH, 2025

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 (Matik Management), Chris Bodenstab (Metronet), Chris Benham

## **I. Metronet**

1. Originally, there was a plan agreed upon by the association and Metronet on how installation within the buildings would take place. That plan was ended by Metronet. There is still interest on both sides on providing members access to Metronet's service.
2. Chris, from Metronet, provided information on his findings so far on reasonable installation options.
  - A. The plan proposed includes entering through the maintenance room on the end of a building and then utilizing the prewired CAT5-E to send signal to each unit that signed up for the service.
3. Discussion ensued on possible issues that may arise, but those potential issues were cleared.
4. Chris assured the Board that the plan would be submitted in writing, with guarantees on repairs to any possible damage associated with the installation, such as irrigation line breaks.
5. The work would start in the Spring.
6. After Chris left the meeting, the Board briefly discussed the association's original desire to have access to Metronet's services, and whether that desire still exists.

## **II. Financials**

1. Balance of Assets: \$456,778.72
2. Budget Comparison
  - A. The Board reviewed the budget comparison for the month of January. Overall, the association ended the month under budget on expenses by \$1,781.18. The expenses would have been lower, but RPU billed December expenses in January.

3. John made a motion to approve the financial report as presented. Laura provided a 2<sup>nd</sup>, and the motion passed by unanimous approval.

### **III. Maintenance/Landscaping**

#### **1. Maintenance Room Door**

- A. A contractor will be evaluating this maintenance room door this week to provide an opinion on whether the issue relates to concrete, or if the issue is just with the jam and frame.

### **IV. Administration**

#### **1. Insurance Letter to Homeowners**

- A. A draft was sent to the Board for review.
- B. Four additional carriers were identified, and quotes will be obtained from them as quickly as possible.
- C. As a change in insurance is not taking place immediately, the letter will be sent to the membership, following a final review by the Board.

#### **2. Vendor Review**

- A. Snow/Lawn: The Grounds Committee has recommended looking at replacing the current vendor, due to concerns about lawn service and weed/feed applications, as well as snow removal.
  1. The Board discussed. At minimum, the Board wants weed/feed to be independent of the lawn vendor.
  2. The Board directed Matik to obtain quotes for weed/feed vendors and lawn/snow vendors.

#### **3. Complaint Process**

- A. The Board discussed the current complaint process for members wishing to communicate with the Board.
- B. Matik will email the Board with the current process the management company uses. From there, the Board will solidify a formal process and send it out to the members.

- V. **Next Meeting:** The meeting date will be the 2<sup>nd</sup> Monday of each month, at 6:00pm, online. **Please note the time change from 6:30pm to 6:00pm.**
- VI. **Adjournment:** With nothing left to discuss, the meeting was adjourned at 8:21pm.

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Crimson Ridge Website

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

