



CRIMSON RIDGE

Board Meeting Minutes

NOVEMBER 22ND, 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

Others Present: Tom Hill (Matik Management), Verna Simon, Elizabeth Fitzgerald, Sharon Bendel

I. Financial Report

1. The current balance of assets is \$278,365
2. Budget Comparison
 - A. Tom reviewed the budget comparison.
 - B. Overall, the actual numbers were in line with the budgeted numbers.
 - C. The Association is about \$1k under the budgeted expenditures to-date.
3. Financial Review
 - A. As noted in the annual meeting minutes, a quorum was not reached and a vote to waive the annual review could not take place.
 - B. The review would cost approximately \$2,500 to \$3,000.
 - C. The Board discussed the issue and will proceed with the annual review with Smith and Schaefer.
4. 2022 Budget
 - A. The budget was approved and distributed in October. However, an error was notice, in that it did not account for the concession in dues for active Board members.
 - B. The corrected budget will be sent out with these minutes.

II. Update on open issues & projects

1. Roof

- A. We've been working with the insurance company to see if there has been storm damage that would equate to a potential claim.
 - 1. So far, the insurance company does not believe this to be the case.
- B. Roof replacements may begin as soon as 2023 or 2024, with an identified number of roofs being completed over a set number of years.
- C. The Board discussed the current state of the roofs and the capital plan.

2. Shrubs and Sprinklers

- A. The vendor was going to pull dead shrubs. Tom will check with the vendor to see if that is still on the list for this fall/winter.
- B. The Board discussed the vendor's work on the sprinkler system this summer.
 - 1. After the sprinklers are turned on for the spring, Tom will call out Green Envy to provide an opinion on the system and needs.

3. Concrete Leveling

- A. This will be taking place later this week.

III. Insurance

- 1. The Board discussed the insurance coverage and how to ensure members have easy access to the information.
- 2. Tom will help create a description of coverage for members, which can be posted on the Crimson website.

IV. Board Appointment

- 1. With no quorum met at the annual meeting, an election could not take place. Per Article III, Section 5, the Board will appoint a member to fill the vacancy until the next annual meeting.

2. Chris motioned to appoint Elizabeth Fitzgerald to fill the vacant position on the Board, John provided a 2nd, and the motion was approved by unanimous approval.

V. Officer

1. President

- A. John Redel nominated Steve Bergeson
- B. The Board voted unanimously in favor.

2. Vice President

- A. John Redel nominated Elizabeth Fitzgerald.
- B. The Board voted unanimously in favor.

3. Treasurer

- A. Elizabeth Fitzgerald nominated John Redel
- B. The Board voted unanimously in favor.

4. Secretary

- A. John Redel nominated Sherrie Wilson.
- B. The Board voted unanimously in favor.

VI. Homeowner questions or comments:

1. A member has a broken downspout that needs to be fixed.

VII. New Business:

1. Winter Maintenance Prep

- A. Tom will create a winter letter to go out to members.
- B. Sand containers will be placed at the mailboxes.
- C. The vendor will be told to salt the hill on an as-needed basis.

VIII. Next Meeting: Annual Meeting 1/24/22 at 6:30pm, online

IX. Adjournment: With nothing left to discuss, the meeting was adjourned at 8:17pm.