



CRIMSON RIDGE

Board Meeting Minutes

JUNE 10TH, 2024

Online

Call to Order: Steve called the meeting to order at 6:30pm.

Board Members Present: John Redel, Chris Warrington, Steve Bergeson, Margo Grafe, Laura Sutherland

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

I. Financials

1. Balance of Assets: \$442,796.62

2. Budget Comparison

A. The Board reviewed the budget comparison for the month of May. Most expenses were at or under budgeted amounts. Two invoices were not received in the month but will show up on June's financials.

B. Overall, the expenses were under budget for the month by about \$1,928, when accounting for the invoices not received.

II. Open Projects Grounds Projects

1. Spring Inspection

A. The Board reviewed the current status of repairs noted from the inspection.

B. We are still awaiting a quote on asphalt repair from Durst Outdoor.

C. Fence leveling is starting very soon.

D. The Board discussed the power washing quote that was received. Discussion ensued on needs and frequency of power washing the buildings.

1. Most buildings have not been washed since original construction. Some North facing sides develop/grow mildew on a regular frequency.

2. After thorough discussion, Laura made a motion to power wash all buildings over a 3-year period, and then address building sides that need power washing in subsequent years.

John provided a 2nd, and the motion was passed with unanimous approval.

3. There will be 4 buildings completed this year (#'s 4, 5, 6, 7), 4 completed in 2025 (#'s 1, 2, 3, 8), and 3 completed in 2026 (#'s 9, 10, 11).

E. Garage door seals

1. The Board discussed the seals around the garage doors. The quote received included replacement of both 7' side seal for \$65/door, but it did not include the seal along the top of the door.
2. The seals are listed as a homeowner responsibility in the governing documents.
3. After discussion, the cost for the top seal will be obtained and the Board will further discuss at the next meeting.

2. Trash Service Provider

- A. The Board reviewed the received quotes and terms. After that review, the association will be changing to Harter's, effective July 1st. More information will be sent by email.

3. Trees

- A. There have been additional trees that appear to have blight. Sargent's will be inspecting the trees to propose a plan.

4. Irrigation

- A. Irrigation is functional, but several head repairs are in process of being replaced.

5. Shutters

- A. The remaining shutters are going to be completed soon by the vendor.

6. Heaters

- A. A heater in one of the mechanical rooms was found to be stuck in the on position. Additionally, one of the mechanical room doors is not shutting correctly. These are both being corrected.

- B. The Board asked that all mechanical rooms be checked to ensure no other heaters are on.

7. Windows

- A. The Board discussed the policy on window maintenance.
- B. After discussion, an additional quote will be obtained, and a plan will be developed at the next meeting.

8. Pet Stations

- A. There was a complaint from a member about people outside of the association using pet stations.
- B. The Board discussed the complaint, noting that the stations are no longer over-flowing. It does not appear to be a significant issue, and the alternative of having the pet stations in other areas would likely not result in a positive outcome.

III. Open Forum:

- 1. A member brought a concern of placement of house numbers, which will be discussed in the future.

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

V. Adjournment: With nothing left to discuss, the meeting was adjourned at 8:25pm.