



CRIMSON RIDGE

Board Meeting Minutes

JULY 26TH, 2021

Online

Call to Order: The meeting was called to order at 6:31pm.

Board Members Present: Steve Bergeson, John Redel, Chris Warrington, Sherrie Wilson, Michel Corban

Others Present: Tom Hill (Matik Management), Sharon Bendel, James McCormick, Michael Bernhardt, Shirley Nelson

I. Financial Report

1. The current balance of assets is \$219,839.66

2. Budget Comparison
 - A. Tom reviewed the budget comparison.

 - B. Overall, the actual numbers were in line with the budgeted numbers.

II. Update on open issues & projects

1. Sprinklers
 - A. The vendor met with Tom and noted that all heads are now operational.

 - B. The vendor stated that there were many repairs that had to be made, including wiring issues.

 - C. Members noted concerns that the sprinklers were not running.

 - D. There was interest in knowing the schedule of watering for each zone.
 1. Discussion ensued on options and strategies.

 2. Tom will request a watering schedule from the vendor.

 3. Tom will request a cost for mapping the irrigation system (heads, zones, valves).

 - E. The backflow preventer annual inspection is due.
 1. Tom will ensure that this hasn't already been completed.

- 2. Bid on Rock Areas**
 - A.** The vendor is scheduled to complete this project this week.
 1. Tom will remind the vendor about the boulder that was removed.

- 3. Concrete Leveling**
 - A.** John made a motion to approve the quote from Innovative Basement Solutions. A 2nd was provided by Christopher, and motion was passed by unanimous approval.

- 4. Dryer Vent Cleaning**
 - A.** This is being completed July 27th.

- 5. Spring Inspection Results**
 - A.** The general items have almost all been completed. The technicians still have the fence leveling to complete.

 - B. Pet Stations**
 1. There are a few stations that get filled up quickly.

 2. Discussion ensued on the topic.

 3. Options were discussed.
 - a.** Add another station
 - b.** Increase the pickup frequency
 - c.** Post a 'Private Property' sign.
 - d.** Relocate the station that gets the most use by outside neighbors.

 4. The Association will have the stations cleaned/emptied twice a week until it appears the quantity has decreased.

 5. Discussion also included sending out a reminder pertaining to the current pet rules.
 - a.** Tom will send out such a reminder.

- 6. Insurance Options**
 - A.** This will be addressed at the next meeting.

III. Homeowner questions or comments:

1. A member expressed concern about the sprinklers.
2. A member inquired to the consideration of roof replacements.
 - A. Currently, there isn't a concern of roof replacement due to age at this time.
3. A member inquired to adding metal edging to a landscaping bed to prevent rock from escaping the bed area during heavy rainfall.
4. A member brought a concern about a possible miscolored door and some other items that lead to a decrease in uniformity.
 - A. Another member suggested sending out a reminder of the amount of decoration items that is allowed within the Rules and Regulations. This will include putting away the garbage cans.
5. A member inquired to the Association's plan to address some caulking issues on the decorative trim piece above the garage doors.
6. A member asked about how to submit a work order.
 - A. Work requests can be submitted through the website: www.crimsonridgerochester.com

IV. New Business:

1. Fall shrub trimming
 - A. This is planned to be completed at a cost of \$3,700.
 - B. A member mentioned a concern of the quality of the previous trimming.
 1. Tom will collect bids on shrub trimming from some landscaping companies.
2. Weeds in the landscaping beds
 - A. Discussion ensued on responsibility and a plan to address these weeds.
 - B. The lawn vendor can complete weed pulling and spraying at \$75/hour.

1. John made a motion to have the tall weeds pulled and the small weeds sprayed at a cost of \$75/hour. Sherrie gave a 2nd.
 - a. Christopher made a friendly amendment to the motion to include a cap of 20 hours allotted.
 - b. The motion passed by unanimous approval.
2. Tom will instruct the vendor to start in the highest visibility areas.

V. Next Meeting: 8/23/21 at 6:30pm, online

VI. Adjournment: With nothing left to discuss, the meeting was adjourned at 8:47pm.

Approved 7/27/2021