



CRIMSON RIDGE

Board Meeting Minutes

SEPTEMBER 9TH, 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, Chris Warrington

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

I. Financials

1. Balance of Assets: \$430,945.95

2. Budget Comparison

A. The Board reviewed the budget comparison for the month of August. Several maintenance expenses were paid. Additionally, the August lawn mowing invoice was paid at the end of July. The insurance and two trash invoices were not received. Some expense items were well under budget, and the association ended the month under budget on expenses by \$3,743 when adjusting for those missing invoices.

B. For the year-to-date, expenses under budget by about \$6,000.

II. Open Projects Grounds Projects

1. Roof Replacement

A. It was found that the contractor had not called for a final inspection after the roofs were replaced as a part of the insurance claim.

2. Spring Inspection List

A. Shutters

1. It was noticed that the old screw holes from the shutters were not filled when the new shutters were installed.

2. The contractor stated that there is always some water infiltration that can get behind siding, and there are weep holes for this reason.

3. The Board discussed this issue. This does not seem like common practice, and there is concern that this will lead to issues later.

4. It is also unknown if all shutters have old holes exposed.
 5. Additional conversation will take place with the vendor.
- B. Lawns**
1. There's concern that TruGreen has not come back to address some potentially missed areas.
 2. Follow up with the vendor will take place.
- 3. Window Seal Repair/Replace Policy**
- A. The Board discussed whether bulging seals constitute replacement of glass.
 - B. The glass vendor noted that this is cosmetic rather than functional.
 - C. Further evaluation will take place as temperatures decrease.
- 4. Sargent's Seeding, Bush Trimming**
- A. Sargent's submitted an estimate for these services throughout the property.
 - B. The Board discussed the estimates.
 - C. The Board decided to proceed with bush trimming and weed removal. The tree inventory will take place if the price is \$500. This was made by a motion from Laura, a 2nd by John, and unanimous approval.
 - D. Matik will ask if it is advisable to seed in the Fall or the Spring.
- 5. Irrigation**
- A. There's some question on whether the irrigation is fully operational right now.
 - B. Matik will follow up with the vendor.

III. Administration

1. Annual Review

A. This is in process.

2. Insurance

A. A legal opinion is expected this week.

B. The Board discussed other association policies, and whether they have similar coverage and terms.

C. Further discussion will take place once the legal opinion has been received.

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 7:50pm.

Crimson Ridge Website

www.crimsonridgerochester.com

