



## CRIMSON RIDGE

Board Meeting Minutes

APRIL 25TH, 2022

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 and Jacquie Morrow (Matik Management), Shreve Residence

## **I. Financial Report**

1. The current balance of assets is \$287,247.00
  
2. 2021 Budget Comparison
  - A. Tom reviewed the budget comparison for the months of January through April.
  
  - B. Overall, we are under budget in some areas and over in others.
    1. There wasn't much difference from the last month's numbers.
  
    2. Not all April expenses are in, but we are projecting to be about \$2k to \$3k under budget at the end of the month.

## **II. Update on open issues & projects**

1. Roof
  - A. Tom provided an overview of the events so far.
    1. The insurance inspection resulted in Integrity believing that 8 buildings have damage caused by vandalism, as opposed to wind damage.
  
    2. This is clearly in error, and the association has the option to hire their own forensic engineer to provide a counter report.
  
  - B. The Board discussed the findings and options.
  
  - C. Two questions need follow up:
    1. Can the association proceed with replacement of the roofs that were not assumed to be damaged by vandalism, but still fight the other findings?
  
    2. If the new forensic engineer has alternative findings, will the insurance company reimburse the cost of hiring that firm?

- 2. Asphalt**
  - A.** Seykora will be meeting with Tom to look over the road condition.
- 3. Satellite Dish**
  - A.** Language was proposed to address satellite dish use.
  - B.** John made a motion to approve the proposed language as written. Sherrie gave a 2<sup>nd</sup> and the motion passed by unanimous approval.
  - C.** A specific alteration request form was created for satellite dishes.
  - D.** The approved language will be sent along with the minutes.
- 4. Metronet**
  - A.** Boulder Ridge has been going through the installation inside the homes. Unfortunately, that process quickly fell apart with Metronet wanting to deviate from the agreed upon installation plan.
  - B.** The Board discussed those troubles and will continue to watch how Metronet interacts and treats the Boulder Ridge membership.
- 5. Spring Inspection**
  - A.** With the rain on Friday, the inspection was cancelled. The new day will be May 7<sup>th</sup> at 10am.
- 6. Street Sweeping**
  - A.** The quote for street sweeping was received.
  - B.** The cost is \$405 for sweeping all streets and blowing debris away from the garages and picked up by the sweeper.
  - C.** John made a motion to approve the estimate. Sherrie provided a 2<sup>nd</sup> and the motion passed by unanimous approval.

**7. Trash**

- A.** An updated quote has been received from Hometown Haulers.
- B.** John made a motion to accept the quote from Hometown Haulers, effective at the end of the contract with Advanced Disposal, 8/1/2022. Sherrie provided a 2<sup>nd</sup> and the motion passed by unanimous approval.

**8. Lawn/Snow Vendor**

- A.** The vendor also completes irrigation work. This contract is separate from the lawn and snow, and it will be continuing.
  - 1.** The contract is only for the start up and blowing out of the system. A different vendor can be used for repairs.
- B.** Green Envy will be used to inspect the system after it is turned on.

**III. Open Forum**

- 1.** A member asked about colors for the garage doors.
  - A.** The Board thought that a past Board member might know, and Tom sent correspondence to her to inquire.
- 2.** A member asked about power washing.
  - A.** Some buildings were noted to need power washing at a previous inspection, and a vendor completed that work. We'll be looking at the buildings this year for the same need.

**IV. New Business**

- 1.** Weatherstripping/sealing of front doors and garage doors
  - A.** The weatherstripping is considered to be a limited common element, with the homeowner financially responsible for the repair/replacement.

**V. Next Meeting:** 5/25/22 at 6:30pm, online

**VI. Adjournment:** With nothing left to discuss, the meeting was adjourned at 7:54pm.