



CRIMSON RIDGE

Board Meeting Minutes

FEBRUARY 28TH, 2022

Online

Call to Order: The meeting was called to order at 6:35pm.

Board Members Present: Steve Bergeson, John Redel, Chris Warrington, Sherrie Wilson, Elizabeth Fitzgerald

Others Present: Tom Hill (Matik Management), Sharon Sieg

I. Financial Report

1. The current balance of assets is \$264,207.60
2. 2021 Budget Comparison
 - A. Tom reviewed the budget comparison for the months of January and February.
 - B. Overall, the actual numbers were in line with the budgeted numbers. There were two line items that were over budget. Those were insurance and utilities. Other line items were under budget, leaving the association approximately \$1,500 under the total budgeted expenses.
3. Taxes
 - A. Taxes will be completed by Terry Wiltrout, CPA.

II. Update on open issues & projects

1. Utilities
 - A. The water bill is high at one of the buildings.
 1. The building's water bill was 4x higher than the others in the month of January. A member did find a leaking faucet and the water bill decreased for the following month. However, it is still about \$100 over the average for the other buildings. Further investigation will take place.
2. Roof
 - A. The insurance company sent out a 3rd party inspection company to evaluate the storm damage, but there are reports that they did not evaluate the roofing.
 - B. They are still waiting on the roofs to be completely clear before completing the inspection.
 1. We are hoping that this will take place this week.

3. RPU Service Assured

- A.** This is an insurance program in which a break in the line from the street to the house meter would be repaired by RPU at no additional cost.
 - 1.** The association may opt to enroll in this program.
 - 2.** The association would still be responsible to repair the asphalt or lawn.
 - 3.** The cost is \$1.99 per unit, per month.
 - 4.** Elizabeth made a motion for the association to join the Service Assured program. John provided a 2nd, and the motion was approved by unanimous vote.

4. Trash

- A.** There have continued to be issues with overbilling that have not been corrected by the vendor.
- B.** The contract ends in August, and the Board will be giving notice to the current vendor in the required amount of time.

5. Snow Plowing

- A.** The Board discussed the service currently being received from the current vendor.
- B.** Issues have continued with quality of the snow removal.
- C.** The current vendor's contract ends October 30th. There is a 30 day notice available to terminate the contract, and another vendor has submitted a contract.
- D.** John made a motion to have Tom negotiate a contract with Rochester Ground, and, pending approval of said contract, terminate the current contract as of April or May 1st, depending on the new vendor's availability. Chris provided a 2nd, and the motion passed by unanimous approval.

- E. During the meeting, the owner of Rochester Ground answered the proposed questions, and they were discussed by the Board.
- F. John made a motion to accept the RG Contract. Elizabeth provided a 2nd, and the motion passed by unanimous approval.

6. Reserve Study

- A. Tom and John submitted complimentary capital plans, detailing out the anticipated capital repairs and costs over the next 20 years.
- B. A thorough discussion commenced.
- C. There are two larger items that will be addressed/clarified in the next couple months. These include asphalt work and the roof replacements.
 - 1. During the spring inspection, an asphalt vendor will provide further recommendation of costs and a schedule of when repairs will need to take place.
 - 2. We are currently waiting on the insurance company's acceptance of a roof replacement claim, and what the costs will be to the association.

III. Open Forum

- 1. None

IV. New Business

- 1. Spring Inspection
 - A. This date will be set at the next meeting.

V. Next Meeting: 3/28/22 at 6:30pm, online

VI. Adjournment: With nothing left to discuss, the meeting was adjourned at 9:05pm.

Approved 3/14/22