



CRIMSON RIDGE

Board Meeting Minutes

SEPTEMBER 28TH, 2023

Online

Call to Order: Steve called the meeting to order at 6:31pm.

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

Others Present: Tom Hill (Matik Management), Chris Benham

I. Financial Report

1. The current balance of assets: \$628,936.93

2. Budget Comparison

A. The Board reviewed the budget comparison for the month of August. The expenses were under budget by \$5,603, but there were a few vendors who did not submit on time, including lawn and insurance.

3. Investments

A. The Board discussed the researched investment options, including CDs and Money Market accounts. Currently, the reserve account was moved to a Money Market, gaining 5%.

B. Further research will be completed before proceeding, as the current Money Market account provides nearly the same return as CDs.

II. Update on Open Issues & Projects

1. Shutters

A. We are currently waiting on a start date from the vendor.

2. Irrigation Update

A. Most of the repairs have been made. There is one area that still needs to be addressed, which is located off of Sandcherry Place where a stump needs to be ground out.

B. Wiring cannot be located leading to the nodes in the island area. As such, new wires need to be run from the controller to the island, along with the addition of a flow meter.

3. Lawncare

A. Ground Committee

1. The committee has been established, with the members being Elizabeth Fitzgerald, Chris Benham, Sharon Bendel, Margo Grafe, and Laura Sutherland.
2. They will be working on evaluating the grounds and providing a suggested plan to address any open issues.

4. Dryer Vents

- A. The Board discussed the ongoing issue with possible screens installed on the dryer vents by the roofing vendor.
- B. The vendor agreed to pay a vent cleaning company to inspect and remove any possible screens. We are waiting for an update from the vendors involved.
- C. While there is still one year left before the mandatory vent cleaning, the Board decided to proceed with cleaning this year to take advantage of a discount. This will not be assessed to homeowners this year. This was completed by a motion from John, a 2nd by Chris, and unanimous approval.
 1. The cleaning is from the outside – in. Homeowners are welcome to contact the vendor, Dust Busters, to pay to have cleaning completed on the inside.

5. Fence Leveling

- A. A quote was received to level fences that includes adding rebar support. The quote was \$135 per fence.
- B. After discussion, the Board decided to proceed with the quote, by a motion from John, a 2nd by Elizabeth, and unanimous approval.

III. Other Business

1. Member Concerns

- A. A member had concerns about a neighbor. The Board discussed the complaint.
- B. It is important for neighbors to resolve disagreements cordially, first working on resolution to occur between those homeowners involved.

2. Annual Meeting Date

A. November 9th, 6:30pm, Online

IV. Next Meeting: October 26th, 6:30pm, online

V. Adjournment: With nothing left to discuss, the meeting was adjourned at 7:35pm.