



CRIMSON RIDGE

Board Meeting Minutes

MAY 23RD, 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, Elizabeth Fitzgerald

Others Present: Tom Hill and Jacquie Morrow (Matik Management), Laura Sutherland, Sharon Bendel, Sharon Sieg

I. Financial Report

1. The current balance of assets is \$298,008.98.
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. Snow removal is over budget by \$2,000 due to quantity of salting that was completed.

II. Update on open issues & projects

1. Roof
 - A. Update
 1. Finding forensic engineers to hire independently has become a challenge, as there are few in the area. Those contacted have stated roof inspection is not within their purview.
 2. Tom spoke with Azara Global. This company is comprised of public adjusters that advocate for policy holders. Tom is waiting on more information on their services and costs.
 3. In the meantime, Integrity Insurance issue a settlement payment for the roofs they accepted as storm damage.
 - a. There has been conflicting information on whether cashing of that payment legally accepts the insurance company's allegations that other roofs damage was vandalism vs storm caused.
 4. The Board thoroughly discussed the issues.
 - a. A meeting will be set up with the insurance policy claims advocate.

b. The settlement payment will not be cashed yet.

2. Asphalt

- A.** We are waiting on Seykora's opinion on the current asphalt conditions.
- B.** Seykora noted that new asphalt should be sealed in the 2nd year.

3. Metronet

- A.** Metronet stated that the installation requirements are different for Crimson Ridge and entering each home's attic space is not necessary. They also stated that they've completed their exterior infrastructure procedures.

4. Spring Inspection

- A.** The inspection needed to be rescheduled. The new inspection date is June 3rd at 9am.

5. Items on patios

- A.** There was a complaint about too many items being placed on a patio. The Board discussed the issues occurring, including garbage cans left on the patio and numerous planting pots.
- B.** John made a motion to amend #8 of the Rules and Regulations to state, 'Trash containers should be stored as quickly as possible after trash is picked up. Trash cans must be stored in the garage when not at the curb awaiting pick up.' Elizabeth provided a 2nd and the motion passed by unanimous approval.
- C.** John made a motion to amend Rule #3 as follows: Strike 'Decoration of the exterior of the Units may not exceed ten (10) items.' Add 'Planted items must be in decorative pots; utility buckets are not allowed.' Elizabeth provided a 2nd and the motion passed by unanimous approval.

6. Irrigation

- A.** Green Envy will be used to inspect the system after it is turned on.

B. The irrigation should be on by the end of the day on 5/24/22.

7. Dog Station Update

A. There has been one complaint that non-association members have used the stations, but this is unavoidable. There have not been any complaints of the stations being overfilled.

III. Open Forum

- 1.** A member asked about the dead bushes in the island area and when they can be removed.
 - A.** The previous vendor was instructed to remove the bushes in fall, but the vendor was not able to get to this before the snow came. These bushes will be removed this spring.

IV. Next Meeting: 6/27/22 at 6:30pm, online

V. Adjournment: With nothing left to discuss, the meeting was adjourned at 8:19pm.

Approved 5/30/22