



CRIMSON RIDGE

Board Meeting Minutes

AUGUST 10, 2026

Online

Call to Order: The meeting was called to order at 6:05pm.

Board Members Present: Steve Bergeson, Megan Rhode, Deb Frost, Margo Grafe

Others Present: Jacquie Morrow (Matik Management)

I. Financial Report

A. Balance of assets is \$590,870.

B. Budget Comparison

1) July

- a.** Direct expenses were over budget due to both the May and June lawn care invoices being paid in July.
- b.** Utilities were over budget.
- c.** Total expenses were over budget.

2) Year-to-Date

- a.** Direct expenses are under budget while utilities are over budget.
- b.** Year-to-date expenses are under budget.

C. Deb motioned to approve the June financial report, this received a second by Megan, and the motion passed unanimously.

D. The transfer of \$11,000 from the operating account to the Fidelity operating account was also approved by a motion from Deb, a second from Megan, and unanimous approval.

E. The capital transfer of \$2,211 from the investment reserve account to the operating account to refund the operating for a window replacement was approved with a motion from Margo and a second from Deb.

II. Maintenance/Landscaping

A. Irrigation Update

- 1)** Repairs are complete and the zones are running as they should.
- 2)** The irrigation map has been updated.
- 3)** It was noted that while some areas stay green during hot, dry spells, other areas tend to brown. The amount of sunlight and the amount of shade that covers an area can greatly impact the condition of the lawn.

B. Lawn Maintenance

1) Fall Small Shrub Trimming

- a.** Stahler has provided a quote of \$4,880 plus disposal (\$400).
- b.** Matik will contact Sasquatch Lawn Care for a quote for comparison.

C. Yard Tree Trimming

- 1)** Sargent's provided a quote of \$400 to trim a tree that is brushing against a second-floor window.
- 2)** Matik is waiting for a second quote from Wood Tick.
- 3)** Matik will follow up with Olson's to request a quote.

III. Insurance

- A.** The insurance renewal will take place in late September.
- B.** The agent is working to attain the best possible policy, premium, and payment schedule for the association.

IV. Upcoming Meeting Schedule

- A.** The next meeting will be September 14, 6:00pm, online.

V. Adjournment

- A.** With no additional items to discuss, the meeting was adjourned at 6:35pm.

Crimson Ridge Website

www.crimsonridgerochester.com

