



CRIMSON RIDGE

Board Meeting Minutes

SEPTEMBER 14, 2026

Online

Call to Order: The meeting was called to order at 6:06pm.

Board Members Present: Steve Bergeson, Megan Rhode, John Redel

Others Present: Jacquie Morrow (Matik Management), Joe Knoepke (North Risk Partners)

I. Financial Report

A. Balance of assets is \$605,981.

B. Budget Comparison

1) August

- a.** Direct expenses were under budget as the August lawn care invoice was not received in time to pay during the billing month.
- b.** Utilities were also under budget as the RPU invoices were paid at the beginning of September.
- c.** Total expenses were under 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. John motioned to approve the July financial report, this received a second by Megan, and the motion passed unanimously.

II. Maintenance/Landscaping

A. Dryer Vent Cleaning

- 1)** The estimated cost would be \$6,000.
- 2)** The work was last completed in 2023.
- 3)** The cost will be paid by the association.

B. Small Shrubs/Trees Trimming

- 1)** Small Shrubs, Blue Spruce, Dogwoods, Arborvitae
 - a.** Sasquatch has provided a quote of \$9,400.
 - b.** The quote also targets thistles/weeds.
- 2)** Front Entrance Trimming
 - a.** Sasquatch has provided a quote of \$1,000.
- 3)** John motioned to accept both quotes, Megan gave a second, and the motion passed.

III. Insurance

A. Current Provider

- 1)** Non-admitted carrier
- 2)** Pay in full premium
- 3)** 3% wind/hail deductible
- 4)** \$10,000/building deductible other perils
- 5)** \$24,000,000 property limit
- 6)** \$0.30 rate
- 7)** \$77,138 premium

B. West Bend

- 1)** Admitted carrier
- 2)** Payment plan offered
- 3)** 5% wind/hail deductible
- 4)** \$25,000/building deductible other perils
- 5)** \$29,000,000 property limit
- 6)** \$0.28 rate
- 7)** \$85,610 premium

- C.** John motioned to accept the West Bend proposal, Megan gave a second, and the motion passed.

IV. Admin

A. 2027 Budget

- 1)** The budget will be prepared prior to the October meeting.
- 2)** The capital plan will be updated.

V. Upcoming Meeting Schedule

- A.** Annual Meeting, November 9, 6:00pm, online

VI. Adjournment

- A.** With no additional items to discuss, the meeting was adjourned at 7:52pm.

Crimson Ridge Website

www.crimsonridgerochester.com

