



# CRIMSON RIDGE

Board Meeting Minutes

MARCH 22ND, 2021

Online

**Call to Order:** The meeting was called to order at 6:34pm.

**Board Members Present:** Steve Bergeson, John Redel, Chris Warrington, Sherrie Wilson, Michel Corban

**Others Present:** Tom Hill (Matik Management), Shirley Nelson

**I. Financial Report**

1. The current balance of assets is \$345,199.01
  
2. Budget Comparison
  - A. Tom reviewed the budget comparison.
  
  - B. Overall, the actual numbers were in line with the budgeted numbers.
    1. The HOA is ~\$6k under budget at this point.

**II. Update on open issues & projects**

1. Mailbox Replacement
  - A. The vendor has been having a very difficult time trying to coordinate with the USPS.
  
  - B. Tom will be taking over coordination in order to expedite this replacement.
  
  - C. **UPDATE 3/22/21:**
    1. The vendor provided Tom with the contact information for USPS.
      - a. Tom created a plan with the USPS contact, in which:
        - i. the vendor will install the new box
        - ii. The old box will remain present at its location
        - iii. Members will continue to get their mail from the old box until the USPS calls Tom to switch the main lock
        - iv. Once the main lock is switched, each member's new key will be placed in his/her old mailbox. Each member will be able to access his/her new key.

- v. A week will be provided for each member to collect that new key. Then the old box will be disposed of.

**2. Asphalt Update**

- A.** Tom has been reaching out to the vendor to get a set time for the work to start. The vendor has not responded yet.

**3. Tree inspection/ash question**

- A.** Two arborists have sent in further information on the Ash trees.
  
- B.** Matik will get a price of removing the six trees that are suggested, treatment of other Ash trees, as well as updating the current price with the lowered number of trimming.
  - 1. Matik will also get a price for replacement of the removed trees.
  
  - 2. Matik will secure a competitive quote from Olson Tree Service.
  
- C.** 1/25/21 Update:
  - 1. A competitive quote was received by Olson Tree Service.
  
  - 2. The board discussed the quotes and possible plans to address trimming or removal of trees noted.
  
  - 3. Tom will follow up with Olson for clarification of their quote.
    - a.** How much will it cost for treatment/removal of Ash trees?
  
    - b.** How much will it cost for replacement of trees that are removed?
  
    - c.** How much will it cost to trim other trees?
  
- D.** UPDATE 2/22/21:
  - 1. The board discussed the quotes, and follow up answers, that have been received.
    - a.** The scope of the Olson Tree Service quote included:

- i. Trimming of all trees
- ii. Removing two diseased Ash Trees
- iii. Replacing those two trees

- 2. After thorough discussion, the board believed the Olson Tree Service quote would be pursued.
  - a. John made a motion to accept the submitted quotes from Olson, up to a cost of \$11,000, pending clarification from the site visit with the vendor.
    - i. Sherrie gave a 2<sup>nd</sup> and the motion passed by unanimous approval.
  - b. Tom will arrange for a site meeting between board members and the vendor.
  - c. There is a question on whether the Arborvitaes are included in the tree trimming portion of the quote.

**E. UPDATE 3/22/21:**

- 1. The vendor will begin work on 4/2/21.
- 2. Sargent's Nursey will be sending over firm quotes for replacement trees.
  - a. The board discussed timelines and sizing.

**III. Homeowner questions or comments:**

- 1. A member asked about whether indoor gardening is allowable.
  - A. Discussion ensued.
    - 1. A member cannot do anything that creates excess utility usage or adversely affect the HOA or HOA's insurance.
- 2. A member asked about whether the HOA is approved for FHA lending.
  - A. Tom noted that the HOA meets the FHA lending requirements.
  - B. The current rental percentage is about 10%.
- 3. A member asked if the snow removal vendor is being used for lawncare, and if lawn repairs will be completed by the vendor.
  - A. The two services are being completed by the same vendor.
  - B. Lawn repairs will be made.

**IV. New Business**

**1. Replacement of Trees**

**A.** Oak, Hackberry, Other

**2. Spring Walk Through**

**A.** This will be completed April 9<sup>th</sup> at 8:30am.

**3. Insurance Options**

**A.** Discussion ensued on current policies, including valuation and scope of coverage.

**B.** Tom will begin exploring other quotes for equal coverage.

**4. Agendas**

**A.** Tom will send out a bullet point agenda but keep meeting topic history within finished minutes.

**V. Next Meeting:** 4/26/21 at 6:30pm, online

**VI. Adjournment:** With nothing left to discuss, the meeting was adjourned at 7:54pm.