

CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

BOARD MEETING

August 5, 2026 at 3:30pm

JPCC, Rm. 31 (Music Room), 2 Pickett District Rd., New Milford, CT 06776

Meeting Minutes

Call to Order: 3:31pm

Attendees: Kathy Schatteman (President), Charlene Michalek (Treasurer), John Giorno (Director), On behalf of REI Property Management, Lisa Sachen & Carmen Rivera. - Full Homeowner Roll Call was taken by Kathy Schatteman to be provided to REI; roll call was not submitted.

Proof of Notice:

Emailed to all owners – Motion to approve 'Proof of Notice' was brought forth by Charlene and seconded by John. All in favor.

Approval of Minutes:

Approval of minutes from previous Board Meeting – Motion was made to approve the previous meeting minutes by Charlene and seconded by John. All in favor.

(Note: Previous meeting minutes were revised to reflect the Landscapers had NOT moved the diverter for unit 16CRC)

Financial Report:

Financial Review July 31, 2026 (Not available at time of meeting)

YTD Income:\$

YTD Expenses:\$

Operating Cash: \$

Petty Cash: \$

Cash Reserves: \$

Deferred Maint: \$

Capital Contribution: \$

Officer's Report:

- 12 CRC – Drainage work was completed. 4' X 4' x 10' long filled with gravel and covered. 16" drain in the ground; will continue to evaluate. Total cost \$3,200.00.
- 63 & 65 CRR – Crack-B-Gone repaired with polyurethane for a total cost of \$700.00/each.
- On 7/25/26 Sergio repaired the collars on 10 CRC, 61CRR, & 67 CRR.
- On 8/10/26 Tree Monster trimmed and removed trees at a total cost of \$8,295.30, including tax. – The Hults family would like to have Tree Monster come to their home for an evaluation. If there is any other Homeowner that would like to have an evaluation of the trees on their property, please contact Carmen Rivera at REI so that she can let Charlene know.
- 31 CRR -Fluted corner must be special ordered, and misc. repairs are needed.
- 71 CRR, 77 CRR, & 79 CRR will have stump grinding of pine trees.
- 29 CRR will have two Sycamore trees taken down. – Area between units 27 – 29 was overplanted with trees. The Board has decided that trees which were previously trimmed will be cut down rather than continue to incur the cost of trimmings.
- 26 CRR will have one Hickory tree taken down.

CARLSON'S RIDGE HOMEOWNERS ASSOCIATION

c/o REI Property Management

BOARD MEETING

August 5, 2026 at 3:30pm

JPCC, Rm. 31 (Music Room), 2 Pickett District Rd., New Milford, CT 06776

- Interest gained on the CD was \$6,200.00

Communications:

There has been very little communication for this meeting, maybe due to the Gazebo meeting.

Unfinished/New Business:

- Resale documents go through Community Archives website, there is a cost of \$125.00, and takes 10 business days to receive. There is no way of expediting the documents.
- When selling, please stop autopayments
- Homeowners are asked to evaluate decks and oil tanks well and communicate any concerns to the Board via REI.
- Natura Lawn sprayed and it did not work. Contractor has not returned, nor replied to contact made. Not sure if they will invoice; so far, no invoice has been received.
- Homeowners should use LED lights when replacing old bulbs going forward.
- Next Wednesday, August 12th will be Ms. Kathy Shattemans' last day on the Board as she will be moving to MN on Friday, August 14th.
- Board members are still needed!!! – Concern was raised regarding a state requirement to have a certain number of acting Board Members. There is no "Condo Police" to require Homeowners to serve on the Board of Directors. Participation on the Board of Directors is completely voluntary, and Board members are voted in after consideration. Homeowners are urged to apply to serve on the Board of Directors by providing a small bio, and what skillset they would like to bring in service to the Association. Their nomination can be emailed to Carmen Rivera at REI.

Open Discussion – (Homeowners)

- Welcome to Mr. Gordon & Mrs. Laura Hults, new Homeowners at 65 Carlson Ridge Rd. - Mr. & Mrs. Hults are requesting Tree Monster come by and provide an evaluation of three pine trees on their property for possible danger.

A motion was made by Charlene incorporating a rule banning all trailers and motorized trikes at Carlson's Ridge and the motion was seconded by John. All in favor. Rule has been adopted.

Adjournment: 4:48pm

Next Mtg Date: Wednesday, November 4, 2026 at 3:30pm
New Milford Public Library, 24 Main St., New Milford, CT 06776
Annual Meeting - In Person Only, no Teams