



CRIMSON RIDGE

Board Meeting

JANUARY 25TH, 2021

Online

Call to Order: The Meeting was to called order at 6:32pm.

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

Others Present: Tom Hill (Matik Management), Devin Dudley (Matik Management)

I. Financial Report

1. The current balance of assets is \$328,815.17.
2. Budget Comparison
 - A. Tom reviewed the month-to-date budget comparison numbers.
 - B. Overall, the HOA is slightly under budget.
 1. Expenses are slightly under in maintenance.
 2. Expenses are slightly over in water and sewer.

II. Update on open issues & projects

1. LOF for October
 - A. Tom reviewed the correspondence between himself and the vendor.
 1. It doesn't appear services were rendered in October. Additionally, it doesn't appear the 3rd spraying was completed in early fall.
 2. The HOA is currently holding payment for the October contract.
 - B. The board discussed the issue.
 1. Matik will continue to hold the payment until negotiation with the vendor is completed.
 - C. **1/25/21 Update:** The vendor has not answered questions posed pertaining to the work performed in the last month of the contract. Until it is verified that the vendor provided services, as outlined in the contract, the payment will continue to be held.

2. Approval Process: iHs Work; Minutes; Financials; Special Requests

- A. The board reviewed and discussed the current approval processes.
- B. Approval for/of maintenance action, minutes, and special requests require a majority from the board.
- C. Approval for payment of open payables requires 3 board members, or an auto payment action will take place after 72 hours after the packet has been sent to the board.

3. Condo Café

A. The board is utilizing this feature as a storage for several HOA documents, including meeting minutes, financial reports, HOA contracts, etc.

B. Tom will continue to keep these documents updated.

4. Tree inspection/ash question

A. The arborist has sent in further information on the Ash trees.

1. Most of the twenty-eight Ash trees are believed to around 10% infestation right.
2. The arborist suggested removing six of the worst (50% infestation rate) this winter.

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?
5. Service requests.
 - A. Members have been successfully utilizing the contact ability within the Crimson Ridge website.
6. Drainage work
 - A. The project has been completed. Sod will be put down in the spring.
 1. Michel noted that Sandcherry Court still appears to need some work. The light pole has not been put back up and it looks to still need to be leveled.
 2. Tom will stop back out with a level and evaluate the work that has been completed.
 - B. **1/25/21 Update:**
 1. Some concerns were previously brought up about the work performed so far.
 2. Tom visited the sites, took photos, and communicated those concerns with the vendor.
 3. The vendor stated that he is confident that the drainage work will resolve the previous problem, and that he will be doing a final grading in the spring, prior to laying down the new sod.
 4. The board discussed the scope of work, the current state of the water drainage, and the expectation of the results from the vendor.

5. Tom will continue to work with the vendor on this.
 - a. Tom will inspect the project as it is being completed in the spring.

7. Dryer vent cleaning/completion date

- A. The vendor has experienced many delays, due to staffing issues.
- B. Devin is working with the owner of the company to get the all the units done.
 1. The vendor cannot be on the roofs once it becomes slippery.
- C. **1/25/21 Update:**
 1. The vendor will start again when spring comes, to prevent damage to the roofs and to prevent injury concerns.

8. Asphalt

- A. Tom is waiting on the vendor for the date the project will begin.

9. Bush Trimming

- A. The vendor is planning on trimming the bushes in the fall of 2021.

III. Homeowner questions or comments: None

IV. New Business

1. Financial Compilation

- A. The CPA completed the financial compilation for the HOA. The board reviewed.
- B. John made a motion to approve and distribute the document to membership. A 2nd was given by Chris and the motion was passed by unanimous approval.

V. Next Meeting: February 22nd, 6:30pm, online.

VI. Adjournment: With no further items to discuss, the meeting was adjourned at 7:35pm.