

2020 ANNUAL MEETING
Country Club Ridge
Condominiums Association Inc.
Associa Colorado
Second Attempt
Held Virtually via Zoom

Date of Meeting: June 7, 2021

1. CALL TO ORDER

A. Introductions

The meeting was called to order at 6:00 with Directors Judie Maurelli, Jon Dowdle, Janie Lee, Rob Katnich and Mike Davis in attendance. Community Director, Sean Lacey and Community Association Manager, Matt Bramlett were also present. Minutes were transcribed by Matt Bramlett.

2. VERIFICATION OF QUORUM

This was the second attempt at the 2020 Annual Meeting. The first attempt was held on May 17, 2021 and did not have a quorum. On this date, Matt Bramlett stated that the reduced quorum requirement of 10% had been achieved by those present in person (12) or proxy (7).

3. PROOF OF NOTICE: Notice of this annual meeting was provided by mail on 5/27/21, thus satisfying the required 10-day notice timeframe.

4. APPROVAL OF MINUTES

A. Reading and/or Approval of 2019 Annual Meeting Minutes

On a motion duly made by Judie Maurelli and seconded by Gale Drexler the 2019 Annual Meeting Minutes were approved as presented.

5. GENERAL BUSINESS

A. President's Report: In the Absence of a sitting president, a general discussion was held about projects completed in 2020 and anticipated projects for the 2nd half of 2021 and 2022

- Extensive complex wide landscape improvement projects (2020)-**Completed**
- Retaining wall rebuild projects (2020)-**Completed**
- Gutter Cleaning and Repairs (2020)-**Completed**
- Dues Increase of \$7/month (Effective February 2021)-**Completed**
- **2021**
- 2nd Floor Balcony Deck Evaluations by licensed contractor to determine a priority list for repairs. (2021)
- Temporary asphalt pot hole patching (2021)
- **2022**
- Paint Touch Up as Needed (2022)
- Large scale asphalt and concrete repairs (2022)
- Potential deck repairs/replacements based on Warner Concepts 2021 report (2022)

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6. BUDGET RATIFICATION-2021 Proposed: The proposed budget was sent out with the Notice of Annual Meeting on 5/27/21. At the meeting the budget was discussed and the membership was allowed time to ask questions as to why certain expense categories were budget with higher dollar amounts over others. The 2020 Operating Budget was ratified at the meeting by the membership present, there were no objections.

7. BOARD OF DIRECTOR ELECTIONS

A. Resignation: Janie Lee advised the membership at the meeting that she was stepping down from the Board as her current term had expired as of the date of this meeting.

B. Director Elections: On a motion duly made by Gale Drexler and seconded by Joan Walker, with no objections, the following members were officially elected to the Board of Directors

Board Member #1: Rob Katnich (Current member up for re-election)

Board Member #2: Judie Maurelli (Had been appointed in March 2021)

Board Member #3: Jon Dowdle (Had been appointed in March 2021)

Board Member # 4: Mike Davis (Had been appointed in March 2021)

Board Member #5: Remains vacant at this time.

8. HOMEOWNER FORUM- Residents raised questions/comments/concerns:

A.) Dead bushes near building 2250, on east side. Request attention from landscape crew. **Matt advised that a walk-through would be done to determine how to proceed with Emerald Isle.**

B.) Drainage concerns in parking lot areas by building 2250/2260/2280, multiple concerns over pot holes. **Matt advised that temporary cold patching could be done and Board will solicit bids for more permanent asphalt repairs for 2022.**

C.) Concerns raised for unit 2250-102 and 2220-102 about water leaks from balconies above, causing damage to their patio ceilings. **Matt advised that he would let Warner Concepts know, since they were going to be inspecting each of the 2nd level balcony decks in the coming weeks.**

D.) Concerns over the grass being cut when too long and clippings not being cleaned up. **Matt discussed billing/payment info with Landscape company had delayed service by 1-week, plus the rain had been quite plentiful, leading to longer grass.**

E.) Unit owner has concerns of possible paint peeling/rotted wood around unit entry door at the connection with the weather stripping. **Board advised it would be evaluated.**

F.) Complaint made about weeds not being attended to as well as a dead bush near 2270-103 that should be replaced under warranty

9. ADJOURNMENT: The meeting was adjourned at 7:45 pm.

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