

COUNTRY CLUB RIDGE
Board of Directors Meeting Minutes
January 17, 2022 | 5:30 p.m.
Meeting was held via Zoom

Attendance:

Board Members Present: Rob Katnich and Judie Maurelli,

Board Members Absent: Jon Dowdle

Management Representation: Matt Bramlett, Community Association Manager-Associa-Who transcribed the minutes of the meeting.

Owners: Torrie Dare

Homeowner Forum: One question was raised pertaining to the balcony decks and the criteria that determines what components are Association responsibility and what components are Homeowner Responsibility.

Call to Order: The meeting was officially called to order by Rob at 5:38 p.m.

Board Action Taken Outside of Board Meeting:

1.) Between the October Board Meeting and the January 2022 Board Meeting the Board took the following action which is to be reflected in these official records of the Association:

A.) Board approval to delete any missed 2021 Reserve Fund Transfer Payments and start fresh in 2022. This process was completed by the CAM in January 2022, prior to the January 17th Board Meeting.

Secretary's Report: The October 18, 2021 minutes were presented and reviewed. After discussion there was one comment made that required an updated notation in these minutes to be reflected:
*After the October meeting, the Board discussed via email the need to increase the amount of the Asset Mark transfer from \$15,000 to \$20,000-which was unanimously agreed up by the Board.

With the notation made and no further discussion, Judie made a motion to approve the minutes with the (1) updated comment to be reflected in these minutes. Seconded by Rob. Motion carried.

Treasurer's Report: The November 30, 2021 financials were presented and reviewed. With no changes needed, Judie made a motion to approve the financials, seconded by Rob. Motion carried.

- Due to the presence of (1) unit owner, the delinquency report was not discussed. CAM will follow-up with Board before next meeting on any possible Collection action needed.
- Judie provided and reviewed the Investment account overview report. This report will need to be given to

- the GL accountant to ensure reflection in the December financials.
- The Board voted unanimously to have the \$5000.00 currently sitting in the Due To/From written off, as it was not financial possible for the Association to still try and repay the \$5000 to the reserve account and still stay on top of the 2022 reserve transfers. CAM will communicate decision to GL accountant for reflection on December financial.

Management Report:

1. Action Items & Annual Calendar: Provided in the packet and reviewed during the meeting, there will be a few updates to be done. Revised reports will be provided to the Board.

Old Business:

- a. **2022 Balcony Deck R&R Project:** CAM discussed with the Board a response received from legal counsel that focuses on the structural components of the balcony deck being Association Responsibility and the components of the actual Decking System being the responsibility of unit owners. Judie advised that she will review the previous documentation as well as the report from Warner Concepts and once her review is done, the results will be shared with Legal Counsel for legal review and forward back to Warner Concepts for further evaluation.
- b. **Revision to Flooring Requirements in Rules and Regulations:** CAM provided the Board with an email response from the Associations legal counsel. After reviewing the Board advised the CAM and a stand-alone policy was not required, but that they did want to have certain language updated in the current rules related to the types of flooring that would be acceptable as a replacement for carpet in the bathrooms. CAM advised he would communicate that to legal counsel for their review.
- c. **Ground Engineering Report:** The Board reviewed this report and discussed options. While the Board understands that the potential costs to address this issue will be significant, the Board also recognized their responsibility and obligation to have the recommended repairs sent out for bidding for review by the Board once (3) bids had been secured. CAM advised he would go back to AOC and place the request for the (3) bids based on the engineer's recommendations for repairs.

New Business:

- a.) **Irrigation Repair Proposal:** The Board reviewed a proposal provided by Emerald Isle for \$1819.00 to make the necessary and most efficient repairs to the irrigation system, based on the 2021 Irrigation Audit performed by Aurora Water. The approved repairs are designed to make the system more efficient and use less water. Rob motioned that the proposal be approved. Judie seconded the motion. Motion was carried.
- b.) **Snow Removal 2022:** The Board did discuss some early season issues related to plowing and ice mitigation in the drive lanes and parking aprons. The Board decided that it was necessary to reduce the trigger depth for plowing from 4 inches, down to 3 inches and that they would ask Emerald Isle to have the plow driver back-drag the snow away from the garage doors into the middle of the apron and then plow those piles over to the closest snow storage staging area. CAM advised the Board that he would communicate this change in criteria back to Kim with Emerald Isle.

Next Meeting: February 21, 2022 at 5:30 via Zoom

Adjourn: Having no further business to discuss the meeting was adjourned at 7:00 pm.

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