

COUNTRY CLUB RIDGE
Board of Directors Meeting Minutes
February 21, 2022 | 5:30 p.m.
Meeting was held via Zoom

Attendance:

Board Members Present: Rob Katnich and Judie Maurelli and Jon Dowdle

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

Owners: None were present

Homeowner Forum: Not conducted, due to no homeowners present at this meeting.

Call to Order: The meeting was officially called to order by Rob Katnich, Board President at 5:34 p.m.

Board Action Taken Outside of Board Meeting: No action taken between January 17, 2022 and the date of this meeting.

Secretary's Report: The January 17, 2022 minutes were presented and reviewed. After a brief discussion, and with no noted changes or edits required, Rob made a motion to approve the minutes as prepared, with no objections, the motion was seconded by Judie. Motion carried.

Treasurer's Report: The December 31, 2021 financials were presented and reviewed, with notations below:

- The Board did not have ample time to review the financials, due to their late delivery from the GL accounting team.
- Judie advised that there appears to be a discrepancy in how the investment accounts are being reflected on the income statement, however, the bottom line numbers and account balances are correct. Further review and research are needed.
- Because of the previously noted issue, the Board tabled formal approval of the December financials until the investment recording could be corrected. **CAM Matt did inform the Board that the January 2022 financials would be delayed in their release until after the December 2021 financials were officially approved. The Board was accepting of this delay and understood it.**

Management Report:

1. Action Items & Annual Calendar: Provided in the packet and reviewed during the meeting. CAM will update the list based on this meeting and send out a revised Action Item List to the Board.

Old Business:

- a. **2022 Balcony Deck R&R Project:** The Board discussed the recent in depth review that Judie had done on the information previously provided by Warner Concepts. The following action is to be taken:

AI # I.) The Board will draft letters to be reviewed by legal counsel before being sent to the (4) units that have been identified as having decks that will require full replacement. The purpose of the letter will be to provide initial notice of the pending project.

AI # II.) CAM will provide the specs/scope of work to AOC and have them assist in the solicitation of multiple bids for the (4) decks that need to be replaced.

- a. **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. Based on the feed back from the Association's legal counsel, it was agreed that the CAM would put a survey on Townsquare to allow unit owners to vote IN FAVOR or AGAINST the possible revision to the current restrictions to allow other floor types to be installed in the 2nd floor bathrooms. CAM advised the results of the survey would be reviewed at the March Board Meeting.
- b. **Iloff Avenue Perimeter Fence:** CAM advised the Board that AOC has advised that in order to secure the construction drawings, we will need to have an elevation survey completed, so that the results of the survey can be used to assist the engineers in the completion and preparation of the construction drawings. CAM advised that AOC was reaching out to vendors to get costs for the survey and would provide them back to the Board for further review.

New Business:

- a.) **Maxx Towing 2022-2023 Renewal Agreement:** CAM advised that the current agreement expires on March 9, 2022 and is up for renewal. The Board agreed to renew the agreement. CAM advise he would send the agreement to Rob for his signature.
- b.) **Associa Management Agreement Renewal:** CAM provided a 2-year renewal agreement to the Board. For the 1st year of the renewal (2022-2023) the monthly management fee would remain the same at \$900/month. For the 2nd year of the renewal (2023-2024) the monthly management fee would increase to \$927/month. The Board advised that they will table any decisions to allow time for them to review the renewal offer and would notify the CAM by March 1st with a formal decision.
- c.) **High Water Usage-Building 2220:** CAM advised that he did not receive any feedback from the 8-units of this building when asked to inspect their units for any signs of visible water leaks or issues with plumbing fixtures. At the meeting Rob, Jon and Judie all advised they have no issues in their units, Judie also advised that she has not heard any concerns from the unit above her. CAM advised that he would attempt to make contact with the other 4-units to inquire with them.

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

Adjourn: Having no further business to discuss, a motion was made by Jon and seconded by Judie to adjourn the meeting at 7:04 pm.

14142 Denver West Parkway, Suite 350 Lakewood, CO 80401 Telephone 303.232.9200 Fax 303.232.3240 Web www.associaolorado.com

5225 North Academy Boulevard, Suite 200 Colorado Springs, CO 80918 Telephone 719.473.5000 Fax 719.473.1838

1063 West Horsetooth Road, Suite 100 Fort Collins, CO 80526 Telephone 970.407.9990 Fax 970.407.9996