

COUNTRY CLUB RIDGE CONDOMINIUM ASSOCIATION, INC.

BOARD MEETING MINUTES

APRIL 18, 2022 5:30 PM

1. The meeting was called to order at 5:35 pm by President, Rob Katnich. Board members in attendance were Rob Katnich, Jon Dowdle and Judie Maurelli. Homeowners in attendance included Joanie Walker, Gayle Drexler, Mike Davis, Jon Tierney, and Nadira Matin. Community Manager, Dan Anderson, hosted the meeting.
2. Agenda: The agenda was modified to include discussion on patio fences for first floor units. The agenda was approved. There were no conflicts of interest recorded.
3. Guests: No special guests were present.
4. Minutes: Approval of the minutes from the last meeting held with Associa, February 21, 2022, was tabled. The Board is requested to review the minutes and email approval to Dan.
5. Financials: Current financial statements are not complete due to change in management on April 1, 2022.
6. Homeowner Forum: Homeowners who were present voiced concerns and asked questions about late fees, making payments in the future, and status of deck repairs.
7. Social Committee: N/a
8. Items to Ratify: Judie Maurelli moved that the contract with Metro Management Co. be ratified. It was seconded by Rob Katnich. The contract was accepted by the Board.
9. Managers Report: Dan Anderson reported on the transition from Associa to Metro Management. He has submitted a Management Report for the dates April 1 to April 18, 2022. Bank accounts have been opened. The association records held by Associa are scheduled for pick up by Metro Management.
10. Ongoing and New Business: Several projects are ongoing and under review this month. These include the retaining wall along Iliff Avenue, Deck repair on upper level decks, building painting schedule and bids, water usage in building 2220. The Board will review the Reserve Study Draft submitted by McCaffery Reserve Consulting and submit questions. The lower level patio fences and window protective screens were also discussed.

The next meeting is scheduled for 5:30 pm, Monday, May 16, 2022, via Zoom.

The meeting was adjourned at 6:32 pm.

Respectfully submitted,

Judith Maurelli
Secretary/Treasurer
Country Club Ridge HOA