

COUNTRY CLUB RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
AUGUST 15, 2022 5:30 PM

1. The meeting was called to order at 5:33 pm by Rob Katnich, President. Jon Dowdle and Judie Maurelli were in attendance. Homeowners, Joan Walker and Alexi Gandin were present. Community Manager, Dan Anderson, hosted the meeting via Zoom.
2. The agenda was approved as written and no conflicts of interest were disclosed.
3. There were no special guests in attendance.
4. The minutes of the July 18, 2022 meeting were approved.
5. Financials for the months of May, June and July were not presented. We are waiting for online billing to be activated by Aurora Water.
6. During Homeowner Forum Mr. Gandin reported that two sidewalk pillar lights were out at building 2270.
7. Homeowner correspondence was received concerning adding more handicapped parking spaces within the complex. Since parking space is extremely limited, the Board looked into asking the City of Aurora to provide handicapped spaces along Vaughn Way. We do not fall within the guidelines due to private garages and off-street parking. Dan will communicate this to the homeowner. Also, the homeowner of 2230-202 submitted pictures of a broken window and a large rock found in his unit.
8. The Board ratified the installation of a dryer vent in unit 2220-201 as requested by the homeowner.
9. Social Committee-no report
10. Dan Anderson gave the Manager's Report as included in the meeting packet. Specific items addressed will be reported under ongoing/new business.
11. Ongoing projects include:
 - A. Repair of retaining wall along Iliff Ave. Dan requested engineer's report done in 2021.
 - B. Balcony deck repair work

- C. Exterior Painting estimates
- D. Pet Waste Clean-up estimates
- E. Tree Trimming to be addressed by Alex and Sons
- F. FHA Recertification not completed. Must increase reserve funding to 10% of annual budget.
- G. HB22-1137 Awaiting completion of Governing Document changes by our attorney.
- K. Covenant Inspection Walk-thru scheduled for 1:00 pm, Tuesday, August 30.
- L. Homeowner request to Install Electronic Garage door keypad-approved
- M. Discussion and more information requested on new HB22-1314 towing rules.
- N. Emerald Isle Landscaping has invoiced for March-June snow removal and lawn services. Board requested a ledger of payments made in 2022.
- O. Next Board meeting on Zoom will be 5:30 pm, Monday, September 19th.
- P. 2022 Annual meeting will be held at 6:00 pm, Monday, October 17th at Noonan's Conference Rooms.

12. The meeting was adjourned at 7:15 pm.

Respectfully submitted,

Judith Maurelli, Secretary-Treasurer