

COUNTRY CLUB RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
SEPTEMBER 19, 2022

1. The meeting was called to order at 5:32 pm by President, Rob Katnich. Board members in attendance were Rob Katnich, Jon Dowdle and Judie Maurelli. Homeowners in attendance were Joan Walker and her daughter Trina. Community Manager, Dan Anderson, hosted the meeting on Zoom.
2. Agenda: The agenda was approved. There was no conflict of interest recorded.
3. Guests: None
4. Minutes: The August 15, 2022 minutes were approved as submitted.
5. Financials: May, June, July and August 2022 were approved with questions pending about the Reserve Fund Assets.
6. Homeowner Forum: A discussion of water damage in unit 2220-102 was discussed.
7. Homeowner Correspondence: Correspondence was received from 2260-103. Please see Items to Ratify below.
8. Items to Ratify: Knott Labs leak detection in units 2220-102 and 202, onsite study plus report-approved. Request from 2260-103 Request to install a replacement A/C unit-approved.
9. Social Committee Report: None
10. Manager's Report: Dan submitted a report of completed and ongoing projects. See below for progress in all areas.
11. Ongoing and New Business:
 - A. Retaining wall inspection is scheduled for September 20, 2022.
 - B. Balcony Deck Repairs

- C. The proposal for touch-up painting from Prep-Rite Coatings was approved by the Board. Dan will add any additional requests noticed at the recent walk-through.
- D. Pet Waste-no change in status
- E. Tree Trimming-proposal from Alex and Sons reviewed by Board
- F. HB22-1137 Required Bylaw changes-in progress
- G. Emerald Isle Invoices-Board approved payment of EI invoices submitted for snow removal, landscape and sprinkler repair through May, 2022.
- H. Alex and Sons Snow Removal proposal for 2022-2023 was approved by the Board. Sidewalks will be shoveled at 2" snowfall and driveways plowed at 3" snowfall or more. Rob volunteered to buy 5-gallon buckets and scoops for ice melt product for all buildings.
- I. Alex and Sons Landscape Maintenance Contract was approved by the Board.
- J. Gutter Cleaning Proposals and water jet cleaning of underground system has been requested.
- K. 2022 Annual Meeting is scheduled for 6:00 pm, Monday, October 17th at Noonan's Conference Center. A letter will be sent out to all homeowners with agenda, proposed budget, election information and proxy.

12. The meeting was adjourned at 6:57 pm.

Respectfully Submitted,

Judith Maurelli, Secretary-Treasurer
Country Club Ridge Board of Directors