

## Country Club Ridge Board Meeting Minutes

October 17, 2022

1. Quorum: The meeting was called to order at 6:35 pm by Rob Katnich, President. Board members Jon Dowdle, Judie Maurelli and Victoria Dare were in attendance. Dan Anderson, Community Manager, and Owners who attended the Annual Meeting also attended.
2. The agenda was approved as written. There were no conflicts of interest.
3. No special guests were present.
4. The minutes of the September 19, 2022 meeting were approved.
5. The Financial Statements for September 2022 were approved.
6. Homeowner's Forum: Owners discussed a variety of leaks that occurred during the August 15 rainstorm and the repairs made. More guest parking near 2250 was requested. Trash throughout the complex is a problem caused, in part, on recycling and garbage collection days. Homes near Iliff Avenue notice more trash being thrown over the fence. Pet waste near 2250-2260 was reported. It was suggested that cameras in the cul-de-sacs could help record activity and increase security.
7. There was no homeowner correspondence this month.
8. The proposal from Alex and Sons Landscaping for tree trimming and dead tree removal was approved.
9. Social Committee Report-none
10. Dan Anderson gave his Manager's Report. The items following were reported upon.
11. Ongoing Business
  - A. Retaining Wall inspected by Werner Concepts-awaiting proposal.
  - B. Pet Waste-still reviewing
  - C. Gutter Cleaning-awaiting proposals
  - D. HB22-1137 By-law Policy Changes being completed by our Attorney
  - E. Balcony Deck Work-costs being reviewed by our Attorney
  - F. Loss Assessment Coverage Letter has been provided by our Farmers Agent. Each owner will receive a copy by mail.
  - G. Paint touch-up proposal-???
  - H. Replacement of bent bollards near 2230. Proposal from PST approved.
  - I. Next Board meeting will be held at 5:30 pm, Monday, November 21, 2022 via Zoom. Joe DiBiasi, our financial consultant, will be invited to review our reserve accounts during this meeting.

Respectfully Submitted,  
Judie Maurelli, Secretary/Treasurer