

COUNTRY CLUB RIDGE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
JULY 18, 2022 5:30 PM

1. The meeting was called to order by Jon Dowdle, Vice President, at 5:36 pm. Board members in attendance were Jon Dowdle and Judie Maurelli. Rob Katnich was not in attendance. Homeowners in attendance were Alexey Gandin and Joan Walker. Community Manager, Dan Anderson, hosted the meeting via Zoom.
2. Agenda: The agenda was approved as submitted. There were no conflicts of interest reported.
3. Guests: No special guests were in attendance.
4. Minutes: The meeting minutes from June 20, 2022 were approved as corrected.
5. Financials: Approval of May and June, 2022, financial statements were deferred due to questions.
6. Homeowner Forum: The homeowners present reported sprinklers wasting water near the street on Vaughn Way, and asked if water usage in building 2220 was still above average.
7. Homeowner Correspondence: A request to forgive late and administrative fees was submitted by the owner of 2220-202. The dues have been paid in full. The Board agreed to forgive 50% of the fees.
8. Items to Ratify: Emerald Isle Landscape Services notice of termination due to poor service and a contract with Alex and Sons Landscaping for the remainder of the 2022 growing season were presented. Jon Dowdle moved to ratify these actions, and Judie Maurelli seconded. Both were ratified.
9. Social Committee: N/A
10. Manager's Report: Dan Anderson reported on his activities for the association during the month. His report is included in the Meeting Packet.
11. Ongoing and New Business:
 - Item A. The McCaffery Reserve Study was approved.
 - Item G. Proposals for pet waste clean-up will be requested.
 - Item J. Information about FHA Recertification was provided to CAM.