

Country Club Ridge Board Meeting Minutes

February 20, 2023

1. The meeting was called to order at 5:29 pm by Rob Katnich, President. Board members Jon Dowdle and Judie Maurelli were in attendance. Dan Anderson, Community Manager, and Homeowners Victoria Dare, Mark Tekavec, Beverly Testa, Joan Walker, and Mike Davis also were in attendance.
2. The agenda was approved as submitted. There were no conflicts of interest.
3. Special Guest, Joe Scipione, Dog Trainer.
4. The minutes of January 16, 2023, were approved as submitted.
5. The Financial Statements for January 2023 were not approved due to questions about several items.
6. Joan Walker commented on the inspection by Knott Labs and Mike Davis expressed appreciation to Dan Anderson for a job well done.
7. Homeowner correspondence requiring action included Barking Dog Complaints and 2023 Assessment Increase questions and reply.
8. The following business items were ratified by the Board members.
 1. Knott Labs Engineering Proposal, Ground Water Intrusion at 2220 #102
9. Social Committee Report-None
10. Dan Anderson gave the Manager's Report of activities during the month
11. Ongoing business:
 - Water Usage Review given by Judie Maurelli. Email to be sent to 2220 to check toilets, sinks, tubs and showers for leaks.
 - Completed Upper Deck repairs
 - Remaining Upper Deck repairs
 - Property Insurance Quotes-
 - Metro Matters articles-Judie requests help
 - Retaining Wall Along Iliff Avenue-Estimates Requested
 - Prep-Rite Work Change @ 2220 #204-Approved
 - Trash and Recycling Proposals-Board approved continuing with Republic
 - Next Board Meeting 5:30 pm, Monday, March 20, 2023, Zoom

The meeting was adjourned at 6:31 pm.

Respectfully Submitted,

Judie Maurelli, Secretary/Treasurer