

## Country Club Ridge Board Meeting Minutes

April 17, 2023

1. The meeting was called to order at 5:33 pm by Rob Katnich, President. Board members Jon Dowdle and Judie Maurelli were in attendance. Dan Anderson, Community Manager, and Homeowners Pat and Kara Colantino, Kristen Carpenter, 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-none
4. The minutes of March 20, 2023, were approved as submitted.
5. The Financial Statements for March 2023 were approved as amended.
6. Joan Walker commented on the exterior work at 2220-102. Pat Colantino inquired about payments recently made to the Association. Mike Davis encouraged us to use ChatGPT to write articles for the HOA.
7. Items to Ratify: Alex and Sons to replace 2 stolen backflow preventers and reinforced cages. ASR Change Order on brick wall and drainage at 2220-102.
8. Dan Anderson reviewed the Manager's Report (included in packet)
9. Ongoing and New Business:
  - Barking Dog-Remedies appear to be working. No further complaints
  - Discussion on Xeriscape project offered by Aurora Water
  - Prep-Rite Work Change @ 2220 #204-No proposal received
  - ASR project completion at 2220-102-Live Water Test Requested
  - 2220-202 Deck concrete replacement completed
  - Upper Deck Projects including 3-4 major repairs-Prep-Rite will do all small repairs and evaluate larger repairs if in their scope of work
  - Proposal received for cleaning underground downspouts from Prep-Rite. Board requested another proposal.
  - Proposals received for Painting 2260 and 2270. Board had questions about quality of paint in each proposal. Rob to check existing paint cans in storage & Dan to check with the 3 companies.
  - Two proposals received for core sampling of retaining wall on Iliff Ave. Board asked questions about each.
  - Next Board Meeting 5:30 pm, Monday May 15, 2023 Zoom

The meeting was adjourned at 6:35 pm.

Respectfully Submitted,

Judie Maurelli, Secretary/Treasurer