

## Country Club Ridge Board Meeting Minutes

May 15, 2023

1. The meeting was called to order at 5:34 pm by Rob Katnich, President. Board members Jon Dowdle and Judie Maurelli were in attendance. Dan Anderson, Community Manager, and Homeowners Pat Colantino, Lena Masi, 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 April 17, 2023, were approved as submitted.
5. The Financial Statements for April, 2023 were approved as submitted.
6. Homeowners Forum: no comments or concerns reported.
7. Items to Ratify: None
8. Dan Anderson reviewed the Manager's Report (included in packet)
9. Ongoing and New Business:
  - Joan Walkwer commented on ongoing water mitigation at 2220-102
  - Board voted to decline Xeriscape project offered by Aurora Water
  - Alex and Sons submitted proposal for rock and mulch renewal. The Board asked Dan to ask several questions and get a sample of the mulch proposed.
  - Prep-Rite Work advised that they are not able to provide 20 hours per week to complete upper deck repairs and maintenance. Dan will look for alternate companies.
  - Retaining Wall along Iliff Avenue-the Board chose Altura to continue the project.
  - Gardner Painting was selected to paint 2260 and 2270 this year and contracted to complete the painting cycle with Gardner for an additional 3 years at \$31,500 per year.
  - Window Replacement Request for 2280-104 approved.
  - Underground downspout cleaning proposals reviewed. The board accepted Prep-Rite Coatings to complete this project.
  
  - Next Board Meeting 5:30 pm, Monday June 19, 2023 Zoom

The meeting was adjourned at 6:36 pm.

Respectfully Submitted,

Judie Maurelli, Secretary/Treasurer

