

Country Club Ridge Board Meeting Minutes

June 26, 2023

1. The meeting was called to order at 5:37 pm by Rob Katnich, President. Board members Jon Dowdle and Judie Maurelli were in attendance. Dan Anderson, Community Manager, and Homeowner Joan Walker was in attendance.
2. The agenda was approved as submitted. There were no conflicts of interest.
3. Special Guest-none
4. The minutes of May 15, 2023, were approved as submitted.
5. The Financial Statements for May, 2023 were approved as submitted.
6. Homeowners Forum: no comments or concerns reported.
7. Items to Ratify: None
8. Dan Anderson provided the Manager's Report (included in packet)
9. Ongoing and New Business:
 - Molly Ryan joined the meeting to report that our current insurance does not meet FannieMae/FreddieMac requirements put into effect January 1, 2023. Our wind/hail deductible is 8%. 5% deductible is required. Currently homeowners are unable to sell property. Molly explained the situation to us and reports that she will continue to search for an acceptable rate through an insurance broker. Farmers Insurance is unable to offer an acceptable bid. Farmers Insurance is unable to underwrite an acceptable policy at this time.
 - The progress of work at 2220-102 was discussed.
 - Underground downspout extension cleaning has been contracted, but no date for the work has been set.
 - The next phase for retaining wall repair is contracted to Altura, but no date set for completion.
 - The Board approved hiring Castle Remodeling and Repair to complete upper deck maintenance and repair, repair window leaks reported in last storm, and other miscellaneous maintenance needs.
 - The Board agreed to look into Aurora Water Sprinkler Control Rebates. Judie will contact the Large Property Manager.
 - Alex and Sons proposal to remove dead vegetation and replace 112 plants was reviewed. The Board decided to budget for these plant replacements in 2024.

- Alex and Sons proposal to remove dead trees and other dead vegetation was approved.
- Alex and Sons has not provided samples of mulch available to renew existing landscape.
- Next Board Meeting 5:30 pm, Monday July 17, 2023 Zoom

The meeting was adjourned at 6:32 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer