

## Country Club Ridge Board Meeting Minutes

July 17, 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, was in attendance. Homeowners Mike Davis, Joan Walker, Christopher Carrington, Khan Nguyen, Alexy Gandin, Lena Masi, Nursen Konuk, and Patrick Whalen also attended. Guest: Michael Noyes, Attorney, Counsel of Mr. Carrington.
2. The agenda was approved as submitted. No conflicts of interest.
3. Special Guest-none
4. The minutes of June 26, 2023, were approved as submitted.
5. The Financial Statements for June, 2023 were approved as submitted.
6. Homeowners Forum: Alexy Gandin reported that a balcony support pillar has a significant crack in the mortar. He reported this to community manager who has arranged for a general contractor to assess.
7. Items to Ratify: Replacement of two plants approved for homeowners who requested, even though landscape refresh has been tabled for the entire property.
8. Dan Anderson provided the Manager's Report (included in packet)
9. Ongoing and New Business:
  - Ongoing report on new 5% Wind and Hail deductible Insurance Coverage. Molly Ryan provided several quotes for the Board's review. Other proposals are forthcoming. Board to decide on new carrier within the week.
  - The completed work at 2220-102 was reviewed. No new leaks.
  - Rob Katnich reported on the contractors he contacted about leak in flex garage at 2220.
  - Underground downspout cleaning to be done the week of July 24.
  - Iliff Retaining Wall: Altura report has been forwarded to contractors to obtain proposals for appropriate repair.
  - Report given by Community Manager on Castle Remodeling and Repair's work on upper deck maintenance and repair, window leaks reported in last storm, and other miscellaneous maintenance needs.
  - Aurora Water Sprinkler Control Rebate program tabled.
  - Removal of dead trees by Alex and Sons approved but not scheduled.
  - Alex and Sons has not provided samples of mulch available to renew existing landscape.

- Next Board Meeting 5:30 pm, Monday August 21, 2023, on Zoom.

The meeting was adjourned at 7:27 pm.

Respectfully Submitted,  
Judie Maurelli, Secretary/Treasurer