

Country Club Ridge Board Meeting Minutes

August 21, 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, was in attendance. Homeowners: Joan Walker, Chris Ashburn.
2. The agenda was approved as submitted. No conflicts of interest.
3. Special Guest-none
4. The minutes of July 17, 2023, were approved as submitted.
5. The Financial Statements for July, 2023 were approved as submitted.
6. Homeowners Forum: Joan Walker reported that no water leakage has occurred. Chris Ashburn reported that several garage lightbulbs and one flood light on the corner sign were out. Rob agreed to buy and install lightbulbs at his earliest convenience.
7. Items to Ratify: Cancellation of Farmers Insurance Policy and purchase of new policy with American Family Insurance which includes 5% Wind and Hail Deductible.
8. Dan Anderson provided the Manager's Report (included in packet)
9. Ongoing and New Business:
 - Reserve accounts have been transferred to LPL Financial Services as the broker/dealer for our representative Joe DiBiasi.
 - Castle Construction has completed miscellaneous maintenance tasks and will do touch up painting as needed. Dan to ask if Greg can sister in a beam in 2220 flex garage to strengthen damage. He cannot contract for large work at this time. We are awaiting proposals on mortar repair from H&M.
 - Rob Katnich and Dan Anderson met with American Leak Detectors and will get a proposal on repair.
 - The board voted to have Engineering Services record and mark the North Property line to determine if the large tree is our responsibility to remove.
 - Grant program from Colorado Tree Coalition was presented. The Board voted to apply for their program.
 - The Board voted to accept Alex and Sons for Snow Removal for 2023-24 year.
 - The Board voted to accept Alex and Sons Landscape contract for 2024.
 - Iliff Retaining Wall: The fence blew over during a high-wind storm. Two proposals for complete wall and fence repair have been received. We are waiting for the third proposal to be submitted.
 - 2023 Annual Meeting will be held at 6:30 pm, Monday, October 30th. Judie will call Noonan's to request a room.
 - Next Board Meeting 5:30 pm, Monday September 25, 2023, on Zoom. This is one week later than usual due to time/date conflicts.

The meeting was adjourned at 6:38 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer