

Country Club Ridge Board Meeting Minutes

December 4, 2023

1. The meeting was called to order at 5:35 pm by Rob Katnich, President. Board members Jon Dowdle and Judie Maurelli were in attendance. Dan Anderson, Community Manager, and homeowner Joan Walker were in attendance.
2. The agenda was approved as submitted. No conflicts of interest.
3. Special Guest-none
4. The minutes of September 25, 2023, were approved as submitted.
5. The Financial Statements for August, September, October 2023, were approved.
6. Homeowners Forum: None
7. Items to Ratify: Fence Line and Retaining Wall Repairs to Ornelas Construction and Replacement of Failed Water Line at 2260 to Tipping Hat Plumbing and Heating-approved.
8. Dan Anderson provided the Manager's Report (included in packet)
9. Ongoing and New Business:
 - Snow storage area signage was discussed and signs with clear instructions will be ordered and installed.
 - Rob inspected heaters in the mechanical closets in every building. The electric baseboard heater at 2250 is the only failed heater. A replacement heater is on order to replace the defective one.
 - Repairs have been completed on the South perimeter fence and retaining wall.
 - The dead tree on the North property line has been removed.
 - The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, January 22, 2024 via Zoom.

The meeting was adjourned at 6:15 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer