

## Country Club Ridge Board Meeting Minutes

August 18, 2025

1. The meeting was called to order at 5:32 pm by Rob Katnich, President. Board members Judie Maurelli and Jon Dowdle and Dan Anderson, Community Manager, were present. Homeowners Alexey Gandin and Chris Ashburn also attended.
2. The agenda was approved. No conflicts of interest.
3. Special Guests: Brian Howlett from State Farm reviewed our insurance policies and answered questions. Some information will be confirmed and information sent to Dan Anderson by email.
4. The minutes of July 21, 2025 meeting were approved as submitted.
5. The Financial Statements for June and July, 2025 were approved as submitted.
6. Homeowners Forum: no issues were discussed.
7. Items to Ratify: None
8. Dan Anderson provided the Manager's Report (included in packet)
9. Ongoing and New Business
  - Water reports were given.
  - Landscape issues were discussed. We are still waiting for proposals from Alex and Sons.
  - Gutter cleaning proposals were. Tabled till other estimates are received.
  - Deck inspection by Mertens Group has been completed. Discussion waived until reports are received.
  - Broken window at 2240-202 was discussed. Dan will get additional information for Board to review.
  - Required tree pruning on Iliff Avenue and S. Vaughn Way was discussed and one estimate reviewed. Board asked for more estimates.
  - Treatment for Ash Borer was approved.
  - Block Party Sunday, September 14<sup>th</sup>-approved. A blast email about event will be sent to homeowners. Judie will inform renters. Event sponsor, Chris Ashburn will take RSVP's by email.
  - The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, September 15, 2025 via Zoom.

The meeting was adjourned at 6:33 pm.

Respectfully Submitted,  
Judie Maurelli, Secretary/Treasurer