

Country Club Ridge Board Meeting Minutes

July 21, 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, Melissa Springsteen and Mike Davis also attended.
2. The agenda was approved. No conflicts of interest.
3. Special Guests: Joe DiBiasi and Loer Getzel of Blue Sky Wealth Management Co.
4. The minutes of June 16, 2025 meeting were approved as submitted.
5. The Financial Statements for June 2025 were not approved due to questions on the Balance Sheet.
6. Homeowners Forum: condition of some upper decks and scheduled inspection was discussed. Pruning will be done when temperatures drop. Poor sprinkler function along Vaughn Way was reported.
7. Items to Ratify: Extra Carpentry Work by Gardner Painting-approved; Balcony Umbrella for 2260—204-approved with size modifications; Mid-season plant pruning by Alex and Sons-not approved.
8. Dan Anderson provided the Manager's Report (included in packet)
9. Ongoing and New Business
 - Water reports were not available at the time of the meeting.
 - Landscape issues were discussed. Awaiting proposals for edging and drainage issues.
 - Gutter cleaning proposals were discussed.
 - Deck inspection Proposal by Mertens Group was approved.
 - Broken window at 2240-202 was discussed. Dan will get additional information for Board to review.
 - Block Party Sunday, September 14th-approved. Awaiting further information from Event sponsor, Chris Ashburn.
 - The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, August 18, 2025 via Zoom.

The meeting was adjourned at 6:25 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer