

## Country Club Ridge Board Meeting Minutes

June 16, 2025

1. The meeting was called to order at 5:33 pm by Rob Katnich, President. Board members Judie Maurelli and Jon Dowdle and Dan Anderson, Community Manager, were present. Homeowners Alexey Gandin and Anne McNeely also attended.
2. The agenda was approved with modifications. No conflicts of interest.
3. Special Guests: None
4. The minutes of May 19, 2025 meeting were approved as submitted.
5. The Financial Statements for May 2025 were approved as submitted.
6. Homeowners Forum: Information on water usage in building 2270 was requested. Landscaping items and gutter cleaning was requested.
7. Items to Ratify: None
8. Dan Anderson provided the Manager's Report (included in packet)
9. Ongoing and New Business
  - Water usage in all buildings was reviewed. 2270 has improved. 2250 has increased usage over the past 6 months. Notices will be posted on every door since 4 out of 8 units are rentals.
  - Landscape issues and appearance of the grass areas were brought to our attention by homeowners. A walk-thru will be scheduled to review and report to Alex and Sons for correction.
  - Homeowner report of ants in unit. This must be addressed by the homeowner. The HOA does not spray for pests.
  - Parking in Fire Lanes has been observed. Immediate towing can be requested if this is observed.
  - Request for individual mailbox and/or handrail at community mailboxes was received. All possible solutions will be considered if properly documented.
  - Alex and Sons Landscaping-awaiting proposals for multiple grounds repairs and improvements
  - Gutter cleaning-awaiting 3 gutter cleaning proposals
  - Deck inspections will be scheduled for two upper decks that need repair
  - Gardner Painting-buildings 2230 & 2240 awaiting scheduling by provider
  - CAMCO Asphalt-repair awaiting scheduling
  - State Farm Insurance Renewal-approved by Board. Discussed HO6 coverage.
  - Proposed Block Party Sunday, September 14<sup>th</sup>-approved by Board
  - The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, July 21, 2025 via Zoom.

The meeting was adjourned at 6:40 pm.

Respectfully Submitted,  
Judie Maurelli, Secretary/Treasurer