

Country Club Ridge Board Meeting Minutes

November 17, 2025

The meeting was called to order at 5:32 pm by Rob Katnich, President. Board members Judie Maurelli, Jon Dowdle, Gale Drexler, Kassidy Leonard and Dan Anderson, Community Manager, were present.

The agenda was approved. No conflicts of interest.

Special Guests: None

The minutes of October 9, 2025 meeting were approved with a correction under "Merten Group Deck Inspection. The correct unit inspected is 2250-202.

The Financial Statements for September and October 2025 were approved as submitted.

Homeowners Forum: no homeowners were attending.

Items to Ratify: Front Range Tree & Turf-Arborjet Tree Injection for 46 Ash trees was ratified.

Dan Anderson provided the Manager's Report (included in packet)

Ongoing and New Business

- Water usage was reviewed. Reports indicate all buildings within appropriate limits. No action is required.
- Spyder Construction rough estimates for upper balconies 2250-204, 2270-203, and 2250-202 were received. Homeowner and HOA costs were discussed. Additional information was requested from Mertens Group and bids were requested from Spyder Construction.
- 2026 Metro Property Management Renewal was approved with a 3% cost of living increase.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, January 19, 2026 via Zoom.

The meeting was adjourned at 6:00 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer