

Country Club Ridge Board Meeting Minutes

October 9, 2025

The meeting was called to order at 5:49 pm by Rob Katnich, President. Board members Judie Maurelli and Jon Dowdle and Dan Anderson, Community Manager, were present. Homeowner Mike Davis attended briefly.

The agenda was approved. No conflicts of interest.

Special Guests: None

The minutes of September 15, 2025 meeting were approved as submitted.

The Financial Statements for September 2025 were not yet available.

Homeowners Forum: no issues were discussed.

Items to Ratify: None

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

Ongoing and New Business

- 2026 Annual Budget was discussed and adopted.
- 2026 Landscaping Proposal from Yellowstone Landscape Maintenance was approved.
- Mertens Group Deck Inspection Reports for 2250-204, 2270-203, and 2250-202 were reviewed. Homeowner and HOA costs were discussed. Additional information was requested from Mertens Group and bids were requested from Spyder Construction.
- Annual Meeting and Budget Ratification Meeting will be held at 6:30 pm, Tuesday, October 28, 2025, at Noonan's Community Room.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, November 17, 2025 via Zoom.

The meeting was adjourned at 6:11 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer