

## Country Club Ridge Board Meeting Minutes

September 15, 2025

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 also attended.

The agenda was approved. No conflicts of interest.

Special Guests: None

The minutes of August 18, 2025 meeting were approved as submitted.

The Financial Statements for August 2025 were approved as submitted.

Homeowners Forum: no issues were discussed.

Items to Ratify: None

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

### Ongoing and New Business

- Water reports were discussed. Sprinkler usage was more than in 2024.
- New Collection Policy was referred to our Attorney.
- State Farm Agent provided us with a Homeowner letter concerning coverage. Dan will send to all homeowners by email and regular mail.
- Alex and Sons Landscapers has not provided us with proposals for maintenance items and snow removal. The Board agrees to look for another landscape company.
- Keown Landscaping provided a bid for snow removal. Some changes were agreed upon and the Board accepted the proposal.
- Gutter cleaning proposals were reviewed. The bid from Obsolete Tile and Roof Inspections was accepted.
- Deck inspection by Mertens Group has been completed. Discussion waived until reports are received.
- Broken window at 2240-202 was discussed. The homeowner did not reply to the Board's questions.
- Additional estimates for tree pruning on Iliff Avenue and S. Vaughn Way have not been received.
- Block Party Sunday, September 14<sup>th</sup> was canceled due to low participation.
- Annual Meeting and Budget Ratification is scheduled for Monday, October 27<sup>th</sup>, in-person at Noonan's. Judie will ask for a 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 6:19 pm.

Respectfully Submitted,  
Judie Maurelli, Secretary/Treasurer