

Country Club Ridge Board Meeting Minutes

January 19, 2026

The meeting was called to order at 5:32 pm by Rob Katnich, President. Board members Judie Maurelli, Gale Drexler and Dan Anderson, Community Manager, were present. Homeowners Joan Walker and Alexy Gandin were also present.

The Board Meeting Agenda was approved as written. There were no conflicts of interest.

Special Guests: None

The minutes of November 17, 2025 meeting were approved as written.

The Financial Statements for November and December 2025 were approved as submitted.

Homeowners Forum: The Trash and Recycling change in schedule was discussed.

Items to Ratify: None

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

Ongoing and New Business

- Board Member positions were discussed. We agreed to remain in our current positions: Rob Katnich, President; Jon Dowdle, Vice-President; Judie Maurelli, Secretary/Treasurer; Gale Drexler and Kassidy Leonard, Directors.
- Water usage was reviewed. Reports indicate all buildings within appropriate limits. No action is required.
- Upper balconies in need of repair at 2250-204, 2270-203, and 2250-202 were discussed. The information requested from Mertens Group and detailed bids from Spyder Construction have not been received.
- State Law (HB-25-1043) requires the Association's Collection and Enforcement Policies be updated. This work is in progress.
- Mulch installation Project was introduced. Judie will contact Overland High School and Scouting Troops to ask if we can sponsor a fundraiser for them in exchange for labor to apply mulch. Gale will contact a church group. Dan will get a bid for mulch and installation from new landscaper.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, February 16, 2026 via Zoom.

The meeting was adjourned at 6:17 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer