

Country Club Ridge Board Meeting Minutes

February 16, 2026

The meeting was called to order at 5:35 pm by Rob Katnich, President. Board members Jon Dowdle, Judie Maurelli, Gale Drexler, Kassidy Leonard 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 January 19, 2025 meeting were approved as written.

The Financial Statements for January 2026 were approved as submitted.

Homeowners Forum: Potholes between 2270 and 2280 and a lighting outage was reported.

Items to Ratify: None

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

Ongoing and New Business

- Water usage was reviewed. Reports indicate buildings 2240, 2250 and 2260 used 19K gallons over allotted monthly amounts.
- Proposals for tree trimming along Iliff Avenue and S. Vaughn Way were reviewed. Keown Removal was selected and approved for the work.
- Upper balconies in need of repair at 2250-204, 2270-203, and 2250-202 were discussed. Mertens Group proposal and revised proposal from Spyder Construction were received and discussed.
- State Law (HB-25-1043) Association's Collection and Enforcement Policies update was reviewed and homeowner input requested. The Board voted to adopt the updated policy.
- Mulch proposal from Yellowstone Landscaping was reviewed.
- Mulch installation by neighborhood service group reported that one Scout Troop declined, but referred another larger Troop to do the work. Overland High School and church group did not respond. Dan will get cost of a bulk mulch delivery for the project.
- 30 Underground downspouts and 17 damaged downspout extensions were identified by Dan. Proposals for cleaning the underground downspouts and replacing the extensions will be requested.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, March 16, 2026 via Zoom.

The meeting was adjourned at 6:06 pm. The Board went into Executive Session and adjourned at 6:49 pm.

Respectfully Submitted,

Judie Maurelli, Secretary/Treasurer