

Country Club Ridge Board Meeting Minutes

March 16, 2026

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

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

Special Guests: None

The minutes of February 19, 2026 meeting were approved as written.

The Financial Statements for February 2026 were approved as submitted.

Homeowners Forum: Speed control bumps in access areas by 2260-2280 was discussed..

Items to Ratify: None

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

Ongoing and New Business

- Water usage was reviewed. Reports indicate all buildings within normal usage limits.
- Yellowstone Landscaping recommended an application of a Turf Wetting Agent. The Board approved application for one month with review after application.
- Upper balconies in need of repair at 2250-204, 2270-203, and 2250-202 were discussed. We are waiting for the attorney to provide a letter outlining Homeowners Responsibility for repairs.
- Pioneer Landscaping provided a cost for a good quality mulch to be spread by Scout Troop #630 on April 4, 2026 with an alternate date of May 2, 2026. The Board voted to offer a donation of \$2,000 for the work.
- 30 Underground downspouts and 17 damaged downspout extensions were identified by Dan. Proposals for cleaning the underground downspouts and replacing the extensions is in progress.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, April 13, 2026 via Zoom.

The meeting was adjourned at 6:26 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer