

Country Club Ridge Board Meeting Minutes

April 13, 2026

The meeting was called to order at 5:37 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 March 16, 2026 meeting were approved as written.

The Financial Statements for March 2026 were approved as submitted. The Board approved moving a portion of the Money Market account to the Reserve Investment account and to review unreconciled checks from 2024 and 2025.

Homeowners Forum: No new concerns

Items to Ratify: None

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

Ongoing and New Business

- Water usage was reviewed. Building 2220 water usage indicated a leak or running water. Appropriate action taken.
- Aurora Water Stage 1 Restrictions discussed.
- Upper balconies in need of repair at 2250-204, 2270-203, and 2250-202 were discussed. The Attorney Letter was received and returned for revisions.
- Mulch Project completed.
- 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.
- 2026 Exterior Painting of 2210 and 2220 is waiting to be scheduled.
- Yellowstone Landscaping submitted a proposal to install new edging. The Board requested an addition of edging maintenance.
- CAMCO submitted an comprehensive proposal for asphalt and concrete repairs. A walk-through will be done to determine priorities.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, May 18, 2026 via Zoom.

The meeting was adjourned at 6:25 pm.

Respectfully Submitted,

Judie Maurelli, Secretary/Treasurer