

Country Club Ridge Board Meeting Minutes

May 18, 2026

The meeting was called to order at 5:34 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 April 13, 2026 meeting were approved as written.

The Financial Statements for April 2026 were approved as submitted. It was noted that moving a portion of the Money Market account to the Reserve Investment account had not occurred.

Homeowners Forum: No new concerns

Items to Ratify: A proposal from Falch & Falch, Inc. to repair upper balcony leaks at 2280-201 was ratified.

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

Ongoing and New Business

- Water usage was reviewed.
- Aurora Water Stage 1 Restrictions discussed.
- Exterior Painting at 2210-2220 has been scheduled.
- Yellowstone Landscaping Edging Proposal for new edging and maintenance as needed was approved.
- Damaged downspout extension replacement was approved. Underground drainage has not been addressed.
- Retaining Wall Repair at 2280-awaiting proposal.
- CAMCO Asphalt and Concrete Proposal, Items #1-5 as determined by recent walkthrough was approved.
- Freddie Mac and Fannie Mae 15% Reserve Requirement for 2027 was discussed.
- Reserve Study was discussed. Dan will request a proposal.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, June 15, 2026 via Zoom.

The meeting was adjourned at 6:36 pm. Executive Session followed.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer