

Country Club Ridge Board Meeting Minutes

July 20, 2026

The meeting was called to order at 5:34 pm by Rob Katnich, President. Board members Jon Dowdle, Judie Maurelli, 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 June 15, 2026 meeting were approved as written.

The Financial Statements for June 2026 were approved as submitted.

Homeowners Forum: Alexy Gandin requested that the Board review approved flooring for upper-level units and the governing documents related to replacement.

Items to Ratify: None

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

Ongoing and New Business

- Water usage was reviewed. The sprinkler system usage on 2220 and 2280 caused water usage surcharges. The Board asked Dan to contact Aurora Water concerning this.
- Pet waste concerns near 2270 was not discussed.
- Annual membership meeting was set for 6:30 pm, Monday, October 19, 2026. Judie will contact Anna Woody to request the Community Room at Noonan's.
- Mertens Group drawings for upper patio repair is expected within 2 weeks.
- McCaffery Reserve Consulting Reserve Study (level 2 Option) is in progress.
- Proposals for cleaning of the underground drainage system are being received.
- Yellowstone Landscaping Edging repair and replacement has been completed.
- CAMCO Asphalt and Concrete repair has been completed.
- A request for a landscape upgrade near 2250 was tabled. 2026 budget for landscaping projects has been spent.
- The next scheduled monthly Board Meeting will be held at 5:30 pm, Monday, August 17, 2026 via Zoom.

The meeting was adjourned at 6:23 pm.

Respectfully Submitted,
Judie Maurelli, Secretary/Treasurer