

Annual Meeting Minutes
Country Club Ridge Condominiums
Homeowners Association

The Annual Meeting of the Country Club Ridge (CCR) condominiums Homeowners Association (HOA) was duly called, convened, and held on Thursday, February 09, 2023 in the 2nd floor library at 7:00 P.M.

The Vice Chair, Jim Woolley, welcomed those in attendance. The Management Committee and each of the homeowners present introduced themselves and their spouses who were in attendance. Jim Woolley stated there was a ____% representation of ownership, including proxies, and that a quorum was attained. Jim also advised that Hillary Bradshaw is the new owner for Unit 212.

The minutes of the 2022 Annual Meeting were approved.

The Manager, Steve Young, advised the status of the Pigeon removal efforts. Approximately 30 pigeons in a 5-week period had been trapped and removed from around our building as well as the large drains covered. So far, no new pigeons have appeared, but if they do, we may have to once again pay for trapping & removal.

Steve Y. then gave a building update of the maintenance and repair costs for the past year. The major expenses for 2022 were the DirecTV & Internet upgrades, followed by the increased costs for Landscaping & Groundskeeping and for Cleaning & Janitorial, Garage Door repairs, and replacement of the Combustion Blower for the driveway.

As a couple of unit owners are still experiencing a problem with the garage door entry, Steve Y. is looking into whether a larger, battery-operated sensor would solve the problem.

Steve Y. also advised the visitor parking lot will need to be resealed and the HVAC system is due for upgrade/replacement in the next two years. However, the biggest hit will be in 2030 with the roof replacement. Currently we have a reserve account balance of \$231,000 which will continue to grow to allow the upcoming planned expenses to be funded. No fee increase will be necessary this year.

Jeanine Stillman, Treasurer, presented the Budget for 2023 and reviewed the 2022 Budget versus the 2022 Actual income/expenses. Specific items in the budget were discussed and upon motion, duly made and seconded, the 2023 Operating Budget was approved.

Three Management Committee Board positions were up for election: Vice Chair, Secretary, and Treasurer. Since there were no Declarations of Interest Forms received from anyone interested

in running for a Management Committee position, by vote of acclamation, the three incumbents, Jim Woolley, Marilyn Lieberman, and Jeanine Stillman were approved for re-election to two-year terms.

Jim Woolley then presided over the discussion of items listed under New Business:

- Electric Car Charging Stations for Individual Units – The electrician advises the cost to install an EV charging station is about \$1,100.00 each. However, some homeowners voiced concerns about having EV charging stations located inside the garage due to the possibility of them or the vehicles catching on fire. Other concerns were the liability insurance for them. One homeowner suggested a couple of them could be located in the visitor's parking lot, but then there is the issue of charging for the electricity used. Someone else brought up the problem of different adaptor cords being needed and that some were A/C while others D/C. A lot of issues would need to be resolved for this to become feasible.
- Unit Common Area Decorations – A homeowner complaint was discussed. A formal vote was taken amongst those homeowners present with the result being that the current situation was found to be o.k. However, another motion was made amending the decision to read that the Board of Directors should discuss further and prepare Guidelines for Building Decorations. This amended motion was approved by all.
- Navigating the Garage Doors – There was a discussion about the proper way for vehicles to enter and exit the garage as well as not pausing/stopping under the doors.

Miscellaneous items:

- Debbie Aldrich asked about installing hand sanitizer stations outside the front entry door as well the two rear parking lot entry doors. Steve Y. will look into it.
- Mary Ann Brady advised that the wrought iron fence on the West side of the building is bent toward the inside due to tree growth and requested it be fixed. She also advised the West side trees need trimming as well. Steve Y. will look into both issues.
- Melvin Howard indicated the stairwells require some deep cleaning. He also advised the gym equipment is in need of cleaning, especially the mats. He has also noticed that some weights are missing and requested they be replaced. He also posed a question as to whom is responsible to painting the wrought iron rails on the decks as some are rusting. Steve Y. will look into all these issues.
- Steve Y. advised that on Wednesday, February 15th, the annual Fire Alarm System Inspection would be held between 9:00 AM and 1:00 PM.

- Steve Y. also informed homeowners that there are forms on the door to the manager's office to complete if they would like their HOA Fees to be automatically deducted each month from their checking accounts.

There being no further questions or issues brought up, the meeting adjourned at 7:50 P.M.