

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 10, 2022 in the 2nd floor library at 7:02 P.M.

The Chair, Steve Purhonen, welcomed those in attendance. The Management Committee and each of the homeowners present introduced themselves and their spouses who were in attendance. Jim Woolley, Vice Chair, stated there was a 67.7% representation of ownership, including proxies, and that a quorum was attained.

Due to the Covid Pandemic, the 2021 Annual Meeting was virtual and no formal minutes were taken. However, a summary was drafted and sent to all homeowners of record.

The Manager, Steve Young, gave a building update of the maintenance and repair costs for the past year. The major expense of 2021 was for the necessary open deck repairs to the remaining Units 203 and 306 in the amount of \$107,936.90. All identified open deck repairs have now been completed. Steve also advised the Sky Satellite fiber optic internet installation and upgrading of the DirecTV equipment throughout the building has been completed and homeowners that want to switch back their internet service to Sky Satellite should contact him.

Jeanine Stillman, Treasurer, presented the Budget for 2022 and reviewed the 2021 Budget versus the 2021 Actual income/expenses. Due mainly to the cost of the open deck repairs, \$110,184.40 was transferred from the Reserve Account. Other unexpected expenses included garage door repairs, a computer upgrade to enable software for the operation of the new security cameras, significant insurance rate increases (especially earthquake), roof leak repairs, electrical work, and plumbing leaks. Jeanine further advised the Reserve Account experienced a net decrease of \$60,192.40 and the 2022 Budget projects a deficit of \$18,510.72 in operating costs. A motion was made by Mary Ann Brady and seconded by Steve Purhonen to approve the 2022 Budget. The motion was passed.

Steve Purhonen led the ensuing discussions regarding how to rectify the 2022 Budget Deficit (HOA dues increase versus assessment?) and how to replenish the Reserve Account going forward. Noting that as the building ages, repairs and maintenance will continue to increase and the Reserve Study indications of when items are scheduled for replacement as well as the vested interest we all share in a healthy Reserve Account, Steve presented the Management Committee's HOA dues increase recommendation of \$0.265/square foot/year for operating costs plus 10% for the Reserve Account. Steve Young advised that with the dues increase, by 2026

we should be almost at the Reserve Account amount recommended in the Reserve Study. After a lengthy discussion by the homeowners, a vote was taken and the recommendation was approved by all except Jim Woolley. Steve Young will contact each homeowner with the new HOA dues amount attributable to their unit. March 1st will be the effective date of the increase. The 2022 Budget will be revised to incorporate the increases.

Steve Purhonen presided over the discussion of items listed under New Business:

- Xeriscaping – A proposal was requested from our landscaper for xeriscaping and a bid of \$79,000 was received just for the front of the building. It was decided not to pursue.
- Garage Leaks – A few garage ceiling leaks were reported and addressed.
- Electric Car Charging Stations for Individual Units – No cost estimates have been received as yet.
- Elimination of Landline Phones – This was pursued in hopes of saving money but it was determined to actually cost more.
- Unit Common Area Decorations – Homeowner complaint was discussed and the current situation was found to be o.k.
- Dog Poop – This is an on-going problem. Discussed DNA identification of dogs by owner but determined to be too costly at this time.
- Visitor Parking by Non-Visitors (i.e. Residents) – Residents are not to park in visitor parking!
- Pigeons – All efforts thus far have proven to be futile. The only action not yet tried has been found to be costly. Any suggestions should be forwarded to a Board member.

Two Management Committee Board positions were up for election: Chair and Member-at-Large. Steve Purhonen was the candidate for Chair and ran unopposed. Debbie Aldrich (incumbent) and Alexis Redmond were the candidates for Member-at-Large. The Ballots were collected by Marilyn Lieberman, Secretary, tallied, and Alexis Redmond was determined to be the incoming Member-at-Large.

Miscellaneous items:

- Steve Young advised that the Recycle company did not empty two of the recycle bins leaving a note advising shredded paper and plastic wrap is not allowed to be recycled and that all boxes must be flattened. Steve added that the recycle bin lids should close all the way.
- One homeowner was concerned about the noise from the elevator control rooms. Jim Woolley explained that it is just the air compressor resetting itself and is normal.

- Two other homeowners pointed out that boxes placed in the big trash dumpsters should also be collapsed and that trash bags should be tied shut to prevent spillage of contents.
- One other homeowner inquired about the possibility of cleaning the big trash dumpsters and also ensuring the trash disposal company employees sweep up after picking up the trash. Steve Young will look into these issues.

There being no further questions or issues brought up, the meeting adjourned at 8:13 P.M.