

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 15, 2024 in the 2nd floor library at 7:00 P.M.

The Chair, Steve Purhonen, welcomed those in attendance. The Management Committee and each of the unit owners present introduced themselves and their spouses who were in attendance. Vice Chair, Jim Woolley, stated there was a 78.18% representation of ownership, including proxies, and that a quorum was attained.

The minutes of the 2023 Annual Meeting were approved.

The Manager, Steve Young, gave a building update advising what had been accomplished this past year. The list included a deep cleaning of the stairwell carpets and tiles, the replacement of the treadmill console, tree removal and partial fence replacement, replacement of the garage entry door, repair/replacement of the main water line, stairwell doors readjusted per fire code, and driveway heating system repaired, amongst the major items. In January/February of 2024, there is a complete open deck replacement underway for units 203 and 204 due to issues causing major leakage into unit 105.

There was a question regarding the many repairs over the years to the open decks. Steve Purhonen gave a history of the open deck repairs of the building and the issues with the builder, architect, and developer. Steve Young will be meeting with our attorney to determine possible additional liability for the infrastructure problems we have experienced over the years.

Jeanine Stillman, Treasurer, presented the Budget for 2024 and reviewed the 2023 Budget versus the 2023 Actual income/expenses. Specific items in the budget were discussed and upon motion, duly made and seconded, the 2024 Operating Budget was approved.

Two Management Committee positions were up for election: Chair and Member-at-Large. Since there were no Declarations of Interest Forms received from anyone interested in running for a Management Committee position, by vote of acclamation, the two incumbents, Steve Purhonen and Alexis Redmond were approved for re-election to two-year terms. Steve Purhonen also pointed out that he will be retiring from the Management Committee in November 2024 after 10 years of service.

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

- PooPrints implementation – Steve Purhonen advised the PooPrints program has been implemented and one sample has been collected, tested, and the dog owner identified. However, upon further discussion with the unit owner it was determined that due to the location and packaging of the sample, there was a strong likelihood that the bag found was the result of sloppy emptying of the bins by the garbage truck personnel.

Steve Purhonen then turned over the discussion of the roof replacement to Steve Young.

- Roof replacement: Steve Young discussed the many roof leaks and costs to repair over the last couple years, the past and current open deck repairs/replacements, the recent main water line replacement, the upcoming membrane replacement of the visitor parking lot, etc. and the impact on our reserve account. Due to the situation, the Management Committee made the determination that an assessment is necessary to replace the roof of the building as soon as possible.

Steve Young advised he has requested bids from 4 roof contractors, of which he has received 2, explained the pros and cons of each, and advised the Management Committee has made a decision. He will be contacting the roofer regarding a contract and their finance plan. He will then disseminate a missive to the unit owners indicating the assessment cost per unit, the interest rate to finance through the roofer (if the unit owner wants financing), and information about the history and state of our reserve account. Unit owners will need to advise Steve Young whether they will pay the assessment in full or want the roofer financing.

Miscellaneous items:

- Jeanine Stillman advised an updated reserve study is needed and planned for this year.
- Steve Young will send an e-mail to unit owners regarding DirecTV's offer to change our plan.
- Steve Young advised the recycling company has sent him revised recycling guidelines which will be sent to unit owners.
- A unit owner advised the wallpaper & paint in the hallways needs to be addressed and was advised that would need to wait awhile until the reserve account has been replenished.

There being no further questions or issues brought up, the meeting adjourned at 8:00 P.M.