

**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 19, 2026 in the 2<sup>nd</sup> floor library at 7:00 P.M.

The Chair, Jody Williams, welcomed those in attendance. The Management Committee and each of the unit owners present introduced themselves. The Building Manager, Steve Young, stated there was a 90.88% representation of ownership, including proxies, and that a quorum was attained.

The minutes of the 2025 Annual Meeting were approved.

The Manager, Steve Young, gave a building update advising what had been accomplished this past year and upcoming repairs scheduled so far for 2026. The major accomplishments in 2025 were the leak repairs to units #107 & #114 at a combined cost of \$23,171.00 and the elevator communication panel upgrades & parking lot waterproofing paid for by the unit owners through an assessment. Other expenses included tree trimming and pest control. Also, our DirecTV service was upgraded from satellite to streaming at no cost.

Steve Young continued with the building update advising in the Spring of 2026, two more deck repairs that have been identified will be undertaken to units #213 and #302 with a combined cost of approximately \$36,000.00. He also advised that the HVAC system will be serviced; 4 shrubs will be replaced in the front of the building & the West lawn area will be addressed; and bids for new building cleaning services have been solicited.

Miscellaneous items advised by Steve: Units #111 and #210 are for sale; the storage unit next to the garage exit is available at a rental cost of \$125.00 per month; and that all boxes must be flattened for the recycle bins as well as the large garbage containers. No boxes are allowed in the garbage chute.

Jeanine Stillman, Treasurer, presented the Budget for 2026 and reviewed the 2025 Budget versus the 2025 Actual income/expenses. Specific items in the Budget were discussed and upon motion, duly made and seconded, the 2026 Operating Budget was approved.

Steve Young gave an update on the status of the Reserve Account, advising the deposits and withdrawals in more detail. The ending balance as of December 31, 2025 was \$172,650.93. The goal is \$310,134.85.

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, Jody Williams was approved for the Chair position and Alexis Redmond for the Member-at-Large position, both 2-year terms.

New Business:

- Doorway Entry Systems: Call Boxes are not working with the landline phones. Steve is addressing the problem with Sky Connect. However, it appears those unit owners who have their mobile phones linked to the call boxes do not experience any problems. Steve suggested for those interested that they could link their mobile phone number to the call box instead of their landline phone. He advised those unit owners interested in doing so to contact him.
- Building Interior Update: Alexis Redmond gave the presentation regarding the proposed building interior update. Reasons for updating were advised; building comps presented; and a preliminary design mock-up was shared along with a preliminary cost per unit square footage of \$4.29, not taking into consideration that some costs are not yet available and may be projected or are subject to further negotiation. Jody Williams then called for a vote as to whether the residents supported the Management Committee's proposal to continue working on the design and the costs to ultimately present to the residents for a final decision on whether to proceed with the update. A motion was duly made and seconded, and most residents approved it.
- Miscellaneous Items: There was a question regarding the color & type of paint that owners should use on their balcony railings. Steve Young will check and advise. There was a discussion about the open deck pavers that are deteriorating. Steve Young advised they don't make them anymore and that he was investigating replacement options.

There being no further questions or issues brought up, the meeting adjourned at 8:17 P.M.