

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 13, 2025 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. The Building Manager, Steve Young, stated there was a 73.32% representation of ownership, including proxies, and that a quorum was attained.

The minutes of the 2024 Annual Meeting were approved.

The Manager, Steve Young, gave a building update advising what had been accomplished this past year. The major accomplishment was the complete replacement of the roof and resealing the skylights at a cost of \$166,563.73 paid for by the unit owners through an assessment. Other large expense items were paid for through the Reserve account and included the open deck repair/replacement for units 203, 204, and 303 due to issues causing major leakage into unit 105 and leak repairs to unit 105 at a combined cost of \$170,147.66 and the upgrade to the obsolete garage-entry detection system at a cost of \$5,486.40. Steve Purhonen advised that going forward there should not be any further open deck repairs/replacements required.

Steve Young continued with the building update advising the main water line, which was replaced in 2022, has cracked and is leaking. The copper piping will be replaced with HDPE piping which is stronger and thicker. There will be no cost to us as it is under warranty and work is expected to start midweek next week. Steve also advised we have a new insurance company and this year will see a reduction of approximately \$15,000.00 in insurance premiums (mostly due to the new earthquake insurance policy) and the insurance deductible of \$50,000.00 has been changed to per occurrence rather than per unit as well as the HOA dues will now be covered.

Miscellaneous items advised by Steve: the recycle items pick-up is now scheduled for Fridays; Sky Satellite is now Sky Connect; the sale of unit 108 has closed today, but unit 103 is still for sale; the storage unit next to the garage exit is now available at a rental cost of \$125.00 per month; and we are looking for a table to put packages for unit owners on rather than have them cluttering the floor under the mailboxes.

As for future projects, Steve Young advised the parking lot waterproof traffic coating was scheduled for last year, however was postponed to this year due to reserve account deficiencies.

He has proposed a small assessment of 60-75 cents per square foot for each unit owner to cover the cost. The actual cost will be determined shortly after vendor negotiations and selection. There are still items that need to be addressed according to the updated Reserve Study such as interior and garage trim painting at a projected cost of \$35,000-\$40,000 and re-carpeting at a projected cost of \$40,000-\$50,000, but these will be postponed until such time as the reserves have been sufficiently replenished.

Jeanine Stillman, Treasurer, presented the Budget for 2025 and reviewed the 2024 Budget versus the 2024 Actual income/expenses. Specific items in the Budget were discussed and upon motion, duly made and seconded, the 2025 Operating Budget was approved, including an increase in HOA dues to rebuild the reserve account.

Four Management Committee positions were up for election: Chair (for 1 year to complete Steve Purhonen's term), and 2-year terms for 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, Jody Williams was approved for the remainder of Steve Purhonen's term for the Chair position, and approved for 2-year terms were Jon Wright as Vice Chair, Marilyn Lieberman as Secretary, and Jeanine Stillman as Treasurer.

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

- Call box use via unit owner's mobile phone: 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 Steve Young.
- Establishing a texting/phone tree for quick info dissemination to unit owners: Steve proposed we establish a quick info/emergency dissemination system for the HOA. He asked Nicholas Miller, unit 212, if he could look into the feasibility of setting up such a system.
- Garbage/Recycling guidelines: Steve Young advised the main issues in regard to garbage being placed in the dumpsters or dropped down the garbage chute were that people are not tying their garbage bags securely closed and were not collapsing their boxes. The main issue in regard to the recycling bins is that absolutely no plastic bags/film, Styrofoam, or shredded paper can be in the recycle bins or the truck will refuse pick-up of the contents of all bins. Additionally, all cardboard boxes placed in these recycle bins must be collapsed enabling the lids to completely shut. If the dumpsters or bins are full, please hang onto your deposits until they have been emptied. If people continue to ignore these guidelines, there may be fines instituted for the offenders.
- Proposed dues increase and minor assessment: Our HOA reserve account has a very low balance now mainly due to the recent open deck repair/replacements and needs replenishment to an acceptable level per the updated Reserve Study. To

rectify the short-fall, the Management Committee proposed a 100% increase to the Reserve Contribution component of the HOA dues. Also proposed is a 60-75 cent per square foot one-time assessment to cover the cost of the parking waterproof traffic coating this year. Both proposals received a unanimous vote of approval.

There being no further questions or issues brought up, the meeting adjourned at 7:53 P.M.