

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

Annual Member Meeting Minutes

Tuesday, December 20, 2022 6:00 PM San Juan Country Club-Compass Room

1. Call to Order/Introductions/Name Tags. 6:05 p.m the meeting was called to order by Joshua Payne.
 - A. ROLL CALL: Jerry & Sarah Davis-15 C, Loni Labossiere-18C, Maria Valencia-10C, Carolyn Smith 18b, Mike Ulrich 20D, Janette Griffith-1B, Marty Tilden-6C, Shirley Beasley-8A, Amanda McAliney-5C, Mike McAliney-5B, 7C 13, Greg Anderson and Pam Richards-12D, Joslyn Bass-20A, Josh Payne-2D, Rob Alvaro-12C, Charlene Davis-10A, Andy Rogers-11B, Gus and Mary Pappas-13A, Janis Stefle-19B, Penny Jacquez-6D, Vince Moffitt-8B, Linda Ansley-17A, Charline Davis-10A, Nancy Kesler-18A, Catherine Marquez-9D, Rishawn Esmiol, Mgr-8D, Rene McAliney-5C.
2. Brief History by President-He became a new unit owner recently. Last year's Annual Meeting was one of his first meeting and where he volunteered to become a Board Member and take the President spot. He realizes the intensity of the commitment for this *volunteer* position. He is stepping down as President. He promised to stay involved to help the incoming Board.
3. Financials
 - A. There are 3 main bank accounts-Main, Reserve and Special Roof Assessment.
 - B. Reserve Account: There was a discussion regarding 10% of income going into this account.
 - C. Main Account: Josh summarized the reports that were handed out.
 - D. Pool Expenses discussed: Josh explained that in 2022, the pool was a major (hopefully non-recurring) expense. There was a consensus that the pool is a top priority to members
4. Roof assessment account: There was a long discussion about the Roof Account and the status of roof work. Owners were put on notice that the roof funds may fall short to complete the project in 2023.
5. Accounting services: The Board will look into the efficacy and the appropriateness of continuing w/ Gwen Alston's office.
6. Nancy K motioned to approve financials. This motion was tabled.
7. The Minutes from year end 2021 were handed out at the beginning of the meeting. Loni B made a motion to approve minutes. That motion was seconded by Janis S. Minutes from 2021 Annual Board Meeting were approved.
8. Managers Report was given by Rishawn E.
9. Old Business
 - A. Hot Tub status discussed.
10. New Business
 - A. Budget: After a brief discussion, this issue was tabled.
 - B. Josh announced he is stepping down from the Presidency position.
 - C. Past Due Accounts: Status of seriously delinquent accounts was discussed, a plan will be set in motion, to solve this issue.
 - D. Voting for new Board Members commenced. Ballots were passed out.
 - a. There were 5 positions to be filled with 6 names on the ballot. Janis S rescinded her nomination.
 - b. Josh asked for a motion to Vote for the five remaining names on the ballot as Board Members, by acclamation. Janet S so motioned and it was seconded by Rene McAliney.
 - c. Josh took a vote of all members present with their proxies. The vote was all Ayes in favor and no opposition.
 - d. Five new Board Members voted in-Rob Alvaro, Nancy Kester, Cathy Marquez, Maggie Fry, & Loni LaBossiere.
11. Next Meeting will be January 11, 2023 with the location to be determined.
12. Motion made by Nancy K to adjourn the meeting and second by Janet S. Meeting Adjourned.