

# COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

## Annual Member Meeting Minutes - Tuesday, Dec 12, 2023 6:00 PM

1. Meeting called to Order by the President, Rob Alvaro at 6:04
2. Present were: Nancy Kester 18A, Linda Ansley 17A, Cathy Marquez 9D, Jeanette 1B, Marty Tilden 6C, Janis Stefle 19B, Shirley Beasley 9A, Charlene Davis 10A, Chip Hourihan 9C, Jamilson C & Jennifer Padiernos 15B, Maggie Fry 7A, A Regers 11B, Mike McAliney 5B, 7C, 13C, Amanda McAliney 5C, Randy Mason 9B, Loni and Jappe LeBossier
3. Linda Ansley made a motion to accept this as our annual meeting because notice was given on Nov 24th. Loni LeBossier seconded the motion. 15 yes, 4 in opposition. Motion passed.
4. Approve Minutes from December 2022 Annual Member Meeting (posted on website for review).
5. Financials - Review and approve November 2023 financials (passed out).
6. Approving the financials for the month of October 2023 was tabled because hard copies were not available to pass out.
7. November financials - Loni went over financials for the month of November. Nancy K made a motion to approve the financial. Rob seconded the motion. Vote taken. Motion approved.
4. Managers Report will be posted on website.
5. A motion by Maggie F and seconded by Cathy M was passed to have Zane purchase a washer and dryer for unit 8D. Vote was unanimous. No nays.
6. A motion was made and seconded to review the work of Travis Gray and decide whether to go forward with him, as one of our vendors. Vote passed unanimously.
7. Board will put a link to AppFolio on website.
8. Old Business
  - A. Pool
  - B. 8D progress - washer / dryer
  - C. Flat Roof Project Update
  - D. Sprinkler status
  - E. Delinquent accounts.
9. New Business
  - A. 2023 in review - Maggie went over some of the Board's accomplishments, which included getting pool signs + completing the roof and parapets project + obtaining a towing company to provide tow signage and do the actual towing.
  - B. New Board election - 2024 Board candidates (which be effective January 1, 2024) introduced themselves and then votes were taken as follows:
    - a. Maggie Fry-approved unanimously
    - b. Penny Jacquez-approved unanimously
    - c. Mary Pappas-approved unanimously
    - d. Janis Stefle-15 votes to approve, 5 abstentions or opposed.
    - e. Randy-approved unanimously
6. Next Meeting - January 9th, at 6:00 p.m. The place is TBD.
7. Meeting Adjournment 7:13 Loni motioned, Nancy seconded the motion. After vote, meeting adjourned.