

**Country Club Villas Home Owners
Board of Directors Meeting
February 11, 2009
Including Minute Notes from the
January 19, 2009
Board of Directors Meeting**

Minutes

The meeting was called to order at 6:30 PM by board president Daryl Leeper. Those present were Daryl Leeper, Peggy Puckett, Pete Witzemann, Grady Griffith, Pat Jones, Chuck Jones, and Kris Dixon, Ross Clanton, and Don Carlson. A quorum was present.

Minutes from the January 2009 Board meeting were recounted for inclusion in these minutes as follows: The January 19, 2009 Board meeting was held at the home of Daryl Leeper. The meeting was called to order by Daryl at 6:30 PM. The Board organized itself by establishing the officers as follows: President-Daryl Leeper, Vice-President-Grady Griffith, Secretary-Pete Witzemann, and Treasurer- Peggy Puckett. The 2009 Country Club Villas Home Owners Association Budget was adopted by the Board in the form that was accepted at the Annual Meeting. The new 2009 dues assessment amounts were calculated for the remaining eleven months of 2009 to accumulate the dues income for 2009 to satisfy the 2009 budget total (January 2009 dues were billed at the 2008 rate). In addition to the operating budget, a special assessment was instituted to accumulate the total Reserve Account to \$35,000 by December 31, 2009. As agreed upon at the Annual Meeting, future unexpected emergency costs in excess of the budgeted funds will be assessed as a special assessment if they occur. Julie Westendorff, who was reelected to the Board at the Annual Board Meeting declined her Board position and resigned.

Minutes from the Annual Board Meeting held on January 7, 2009, at San Juan College were prepared and presented by Daryl.

The Financial Report was presented and discussed. Peggy moved and Grady seconded that “the financial report be accepted.” The motion passed.

The Manager’s Report was presented by Pat who reported on the activities of the past month. Completed items, concerns and requests, and rule violations are contained in the complete report. (Attached)

Old Business:

9D, 13D, and 5A road drainage continues to be a problem. Frank Santore took elevations of the North road in January and gave them to Daryl.

There is a large hole in the road at Building 3 that will need to be addressed after the winter.

Unit 14A reported damage to garage door and frame as a result of roof leakage. Problem has been corrected.

Unit 5A has wall water damage as a result of roof leakage. Basin has repaired the roof. Pat is to contact Frank at Basin to determine what needs to be done to fix the damage inside 5A.

The roofs have been resurfaced on Buildings 8 and 9.

Security light and alarm at hot tub have been installed.

There will be signs placed on the pool gates announcing the cameras and alarms for detecting after-hours activity in the pool area.

Exterior light fixtures replacement – The Manager is obtaining estimates for decisions on installing “low light pollution” fixtures on the buildings and cost information on replacing photo-electric cells with timers. The current posts can be used and new lights installed, or shades can be added to the current light fixtures.

New Business:

Daryl will provide the Manager a list of items that need to be addressed within the next few weeks in order for the opening of the pool and other spring and summer needs.

Ross Clanton presented a bill for his repair to the trim around his garage door at 14A and the cost of a “flapper valve” for a toilet. Peggy moved, Pete seconded, and the Board passed the motion that “the bill of \$205.06 for labor and materials be paid to Ross Clanton.”

The Board position vacated by Julie Westendorff was filled by appointment of Don Carlson by the Board. Peggy Puckett moved to “appoint Don Carlson to the Board of Directors.” The motion was seconded by Pete Witzemann and passed by unanimous vote.

Other comments were made by Ross Clanton who suggested that receipts for special light bulbs be kept to secure replacements if they are within warranty.

Don Carlson discussed the inconvenience of the diesel fumes from trucks that are parked on the condo grounds. **Board members assured Don that this has been addressed at prior mtgs and the Managers are dealing with the problem on an individual basis if reported to them.**

The meeting was adjourned at 8 PM.

Respectfully submitted,
Pete Witzemann, Secretary

Don Carlson’s email is drandaacarlson@msn.com