

Country Club Villas of Farmington
Homeowners Association Board Meeting

Meeting was called to order at 6:30 pm on **January 13, 2010**

Present were the following: Daryl Leeper, Pete Witzemann, Ardella Troy, Don Carlson

Peggy Puckett arrived at 7:00 pm. All current board members were present. Manager was excused from attendance at this meeting.

New member Ardella Troy, elected at the annual meeting was welcomed to the Board.

The minutes from the annual meeting were read and approved.

Old business reviewed:

1. The drainage problem at 9D/13D is still in the works. We will not know the results of the work done until the weather warms and the frozen tarps are removed.
2. Roof and rain damage at 2A was reported to the manager. She is working on locating contractors to paint the ceiling.
3. Board confirmed Basin roofing currently working on unit 18A. All work should be complete when this unit is done. Mgr will do an inspection and see that all materials and tools are removed from roofs prior to final payment to Basin.
4. Signs for pool area are ordered.
5. Board in the talking stages w/ Comcast to bury all cables. Comcast proposed to install activation/junction boxes outside each unit. Permission from each owner would be required.
6. Issue of Homeowners being one word is mute point. The homepage of the website says, "Country Club Villas of Farmington" even though the web address is ccvhoa.
7. Security Lights are on order for entry to condos.
8. To the Board's knowledge there are no longer 6 people residing in any unit.

New Business:

All rules changes that were presented at the annual meeting were accepted by Board's unanimous vote with the exception of Section VI.3. Daryl suggested re-wording that section of the rules to define swimming party vs. birthday party rules and requirements.

Reworded section will be presented for vote at Feb meeting. Revised rules will be posted on the website.

Officers were elected for the 2010 Board as follows: Pres. – Daryl Leeper, V-Pres. – Pete Witzemann, Treas. – Peggy Puckett. Secretary – Ardella Troy. Don Carlson – Board member at large.

The financial report which had been presented at the annual meeting was approved as presented. It was recommended that the board allocate \$7,000.00 into contingency plan/reserve savings (new possible line item in the new 2010 budget discussed at annual meeting); suggesting that funds could serve as the seed money for savings towards major projects. Discussion ensued and board agreed that the budget would be followed as previously presented and agreed upon.

Condo Entry Sign plans reviewed Board recommended changes and suggested additional quotes from Signature Signs, Atomic Signs and Ram Signs, local businesses.

Board approved the allocation of \$5,000.00 from general acct into reserve account to bring balance to \$40,000.00 which is 25% of the total income.

Board proposed the formation of a sub-committee to address issues and concerns of owners present at the Jan 7, 2010 annual meeting. Sub-committee members suggested were Kris Dixon, Gary Graham, and Frank Santoro. Their goal would be to determine long term replacement items and estimated costs as well as a contingency plan proposal to save for such projects. Included in this secondary budget would be the cost of annual structural trim repair which should be a separate line item from "trim repair".

Board members acknowledged water line break in front of 4A. Confirmed that B&B Plumbing estimate is \$3,600.00 which includes the hot patch to the asphalt.

Next Board Meeting Scheduled 02/10/2010 @ 11 am Cascade Bottled Water plant.

Meeting adjourned at 8:30pm.