

**Country Club Villas Homeowner's Association**  
**Minutes of Executive Board Meeting**  
**San Juan Country Club**  
**Thursday, 10 Jan 2018, 7:15 PM**

Call to order at 7:15 PM.

In attendance: Peter Witzemann, Grady Griffith, Nancy Kester, Janis Stefl, and Peggy Puckett. The members agreed to keep their office the same as 2018 (Mary Pappas was replaced by Peggy Puckett due to severe injury and her inability to serve on the board.) The officers and board members are: President-Vacant (Board is actively pursuing a candidate); Vice President-Pete Witzemann; Secretary/Treasurer - Grady Griffith; Nancy Kester, member; Janis Stefl, member; and Peggy Puckett, member.

The second purpose of the Executive Board meeting was to allow the new board to discuss the recent announcement by the Manager, Taylor Livingston, that he and his wife are expecting a child in March 2019. At that point he and his family would be in violation of the HOA occupancy restriction. He asked if he could move off the complex, but still remain the manager. Several members of the board have been aware of this situation but felt that the newly elected board would have the right to discuss and the right to accept or veto this proposed arrangement.

Taylor said that if he was allowed to remain the manager and live off site, he would remain on the grounds during the normal work day (except when he went to town for purchases or to conduct other business for the HOA). He would get 8D in shape so that it can be rented (funds are available for repairs/upkeep and upgrade of 8D in the 2019 budget). He would be responsible for keeping it rented and would receive the monthly rental fee as part of his salary and compensation. He would keep 8D maintained and screen perspective renters to assure compliance with the HOA Bylaws and Rules & Regulations. He would be available 24/7 for any emergencies as he is currently. This has worked well up to this point.

After listening to Taylor's presentation, the Board stated that because he had made great strides in adapting to this position and has accomplished a great deal in the nine (9) months he has been in this position, the Board would allow him to live off site and work as the manager until such time as he decides to seek other employment or until such time as the Board feels the arrangement is no longer a benefit for the Association. The Board realizes that there will be some give and take and details to work out to assure this arrangement works. Those details will be addressed when they come up.

Meeting adjournment 7:40 PM

Next regular HOA board meeting will be Feb 10, 2019, 6:00 PM at the Farmington Library.

Submitted by: Grady E. Griffith, CCVHOA, Secretary/Treasurer