

# COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

## Board Meeting Agenda

Tuesday, January 11, 2022 6:00 PM Courtyard by Marriott

1. Call to Order/Introductions/Name Tags
  - a. Joan Hourihon, Maggie Fry, Marty Tilden, Charlene Davis, Robert & Shirley Beasley, Dalene Meek, Janis Stefle, Loni LaBossiere, Joshua Payne, Leslee Beasley, Nancy Kester, Carolyn Smith, Linda Ainsley, multiple others who didn't sign list.
  - b. Introduced New Manager Rishawn Esmiol. He provided information on his background.
2. Financials
  - a. Tabled until Feb Meeting. Profit and Loss statement not brought to meeting. It was emailed to all owners. Mailed to Jeannette. Passed around P & L statement from November. Motioned made to move on by Josh Payne.
3. Meetings will be moved to the second Wednesdays of every month at 6 pm. Continue to try and find permanent location.
4. Managers Report
  - a. None – Bill resigned Jan 1<sup>st</sup>.
5. Old Business
  - a. Flat Roof Project Update
    - i. Buildings scheduled for Spring
      1. Final Coats in spring for 7A, 7B, 8C, & 8D
      2. New Roofs Building 9, 13 (half), 14 & 17
  - b. Roofing Attorney Update
    - i. Possibly talk to Albq Attorney
    - ii. Meeting with Risley set for Feb 11<sup>th</sup>. Discuss proposal from Insurance \$19k
  - c. Hot Tub – Purchased On-site New Quotes for Concrete and Electrical
  - d. Cable Wires hanging from Buildings 1-4 – Pending with new manager
  - e. Parking Lot Clean-up Sweeping
    - i. Janis Stefle to get quote from someone she knows. Loni to look into others.
  - f. Discussed Rishawn moving into Unit 8D. They have chosen to live in the unit when ready.
  - g. Insurance to be requoted by Josh
    - i. In process
  - h. Snow removal

- i. Resident manager will shovel as much as possible and apply ice melt where needed. If you have a concern, please contact Rishawn.

Tree by Unit 10A need to be taken down/removed.

## 6. New Business

### a. Board Members/Status

- i. 4 Open positions
- ii. Transparency, Policies & Procedures
- iii. An owner asked to hear from possible future Board members. Josh, Leslee, and Loni provided information on what direction they would like to see the board move towards.
- iv. Got side tracked on what information the current board has and does not have.
- v. Questioned asked if everyone notified. Letters taped on doors, USPS, email. Board trying to resolve untimely communication.
- vi. Loni named off all candidates.
- vii. Josh brought written Proxy agreements representing 11 unit owners.
- viii. Nancy Kester made the motion for the following: Josh Payne – President, Loni LaBossiere – Vice President, Cathy Marquez – Secretary, Leslee Beasley – Treasure, Nancy Kester – Member until seat is filled. THIS POSITION IS OPEN. Janet Griffith second the motion.
- ix. Slate was accepted by acclamation. Attendees voted “I”
- x. Question asked twice if anyone objected. No one spoke up.

### b. Current and Future Certified Public Accountant

- i. Current CPA passed away did not have certified Accountant
- ii. Quotes received from 3 Firms, 5 not taking new clients or not interested in our Association. Quotes received were \$1500, \$1200 and \$850 per month.
- iii. Gwen Alston CPA was chosen as full scope accountant. All financials will be handled by her office.
- iv. Motion made by Loni to utilize Gwen Alston Services, 2<sup>nd</sup> made by Carolyn Smith.

### c. Meeting days, Mon, Tues, Wed or Thursday

- i. Meeting dates have been moved to the 2<sup>nd</sup> Wednesday of every month.
- ii. Next meeting will be held in Unit 8D.

## 7. Additional Business (Owners/Guests)

8. Next Meeting February 9<sup>th</sup> 6:00 pm Unit 8D Bring your own chair.

9. Motion made by Nancy to adjourn, second by Janet Griffith Meeting Adjourned

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The named and signed below are the new Country Club Villa Homeowners Association Board Members effective Jan 11, 2022.

The following three members will be added to all three Citizens bank accounts

Joshua Payne  
Cathy Marquez

General Fund Acct#  
Roof Fund Acct#  
Savings/Fluid Acct#

President – Joshua Payne \_\_\_\_\_

Vice President – Loni LaBossiere \_\_\_\_\_

Secretary – Cathy Marquez \_\_\_\_\_

Treasure – Leslee Beasley \_\_\_\_\_

Member – Nancy Kester \_\_\_\_\_

The following previous board members will be removed from the Citizens Bank accounts.

Malissa Owens \_\_\_\_\_

Stephen Owens \_\_\_\_\_

XXXX \_\_\_\_\_