

MINUTES

COUNTRY CLUB VILLASJ HOMEOWNER ASSOCIATION
JANUARY 7, 2025

THE MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 6:40 BY
JANIS STEFL PRESIDENT.

IN ATTENDANCE

BOARD MEMBERS Janis Stefl President, Mary Pappas Secretary, Jennifer Hampton
OWNERS Heidi Sanchez 19D, Ron Dalley 5A, Cameron Tea 14B, Shirley Beasley 9A,
Jeanette Griffith 1B, Chip Hourihan 9C, Ben Lyons 13D.

MINUTES

- The minutes from the December meeting have been approved by the board and are posted on the HOA website ccvhoa.net.

REPORTS

` Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Reports for December. The reports were approved.

Old Business

- The roofs on 6 and 1/2 buildings were not done properly. The AC's and Coolers were sealed in by the roofing material, and should have been lifted to allow proper drainage and removal of those items without damaging the roof.
- Our insurance company is working with JWF Construction insurance company to cover any damages or reroofing needed on the 6 1/2 buildings done by JWF.
- The in-ground jacuzzi will be open Monday January 27.. It is traditionally open year round.
- The in-ground leaks were repaired behind buildings 9 and 13.
- Thanks to Randy for putting up the Christmas lights and taking in the garbage cans.

New Business

- The Board his hired a lawyer to address the overdue HOA dues of \$4700 by 20A. The lawyer specializes in HOA issues. If the dues are not paid a lien will be placed on the property,

- Owners must list name on their automatic draft for HOA dues or a call must be made to the accountant to find the name. There will be a \$25 monthly fee for those not having their name the draft.
- Janis mentioned that our savings grew from \$87,000 to \$127,000. The goal is to build the savings so that assessments can be avoided in the future.
- Our manager is still out sick.
- The HOA board for 2025 was elected. They are: Janis Stefl, Randall Mason, Mary Pappas, Ben Lyons, Cameron Tea and Ron Dalley.

COMENTS AND CONCERNS

- A question was asked concerning parking and parking passes. Two cars are allowed and one must be parked in the garage. The outside car may be reserved for \$20 monthly. If another parking spot is wanted a \$30 fee is required but cannot be reserved.. Trucks that are too long for the garage may be parked outside as one of the parking spots.
- The board is considering cameras to detect vandals. It was brought up that there has only been one incident in all the years of Country Club Villas. Members were assured that they were allowed to put a camera on their own property.

The meeting was adjourned at 6:40 by President Janis Stefl.

The next meeting will be at 6:00 on February 11, at CCV Unit 1B.