

Country Club Villas of Farmington

Homeowners Association Board Meeting

Meeting was called to order at 11:05 am on **February 10, 2010**.

The following Board Members were present: Daryl Leeper, Pete Witzemann, Ardella Troy, Peggy Puckett. Don Carlson was absent.

Manager, Patricia Jones and Gary Graham and Kris Dixon (both members of the advisory committee) were also present.

The minutes from the previous meeting were submitted for approval.

The financial were presented and approved. Board members agreed that minutes and financials will be available on the website **prior** to approval with a note indicating they are "**unapproved**". This will prevent the delay that requiring an approval would cause.

Managers report was presented by Patricia Jones. Highlights of the report were the following.

Snow removal and water line repairs continue to be foremost on the to do list. The most recent water line break was in front of the bathhouse. Concrete was broken up and water line repaired by B&D Plumbing. As soon as weather permits, the hole will be filled and concrete will be repaired. According to the Rules & Regs, snow removal from the sidewalk adjacent to each personal living unit is the responsibility of the homeowner (Section VIII.5.D.) The managers are making every effort to keep the ice and snow away from the garage doors and the common sidewalks.

Comcast wants to place consumer-ready lines at each unit. Manager will tell Comcast to clean up the existing dangling lines, open junction boxes and any other clutter left from previous work done. Once that is done we will discuss further service agreements.

Raindrops suggested contacting Dean's Mechanical for help locating the leak in the hot tub return line.

New roof leaks were reported following the heavy snowfall. Units 3C, 3D, 7B, 10D, 11B, 14A. Basin Roofing has repaired the leaks at no charge. Ceiling damage has not yet been addressed with Basin. Mgr will take care of this and report back to Board.

Wing wall at unit 19D is still unrepaired due to the weather. We do not know who is responsible for damaging the wall. Any information regarding this damage should be reported to Patricia at 327-1005.

Potholes in the drive in front of Bldg 10 and Bldg 1 continue to get larger. These will need to be repaired when weather permits.

Parking of red dually and white Dodge Ram in west parking lot were an issue with tenants. Problem has been resolved.

Old business reviewed:

1. Addressing 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. Basin roofing still hasn't completed work on unit 16. Question has come up regarding whether or not the roof on bldg 3 was completed. 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 have been delivered and paid for; signs will be displayed before pool opening.
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. This entire issue is on hold.
6. Security Lights are on order for entry to condos: mgr will contact JC Elec regarding status of order.
7. The mock-up drawing for the new sign at the entry to the complex was presented and final decision was made regarding material and minor graphic changes. San Juan signs will be contracted to provide the sign and install it. The website address will be prominent on the sign so that interested parties can be directed to potential sellers and landlords. The sign will be brown metal with white lettering.
8. Advisory committee of K.Dixon and G. Graham reported that they have located a suitable material of welded commercial fencing for the replacement of the perimeter fencing. Bids are being gathered. The committee is in search of a Site Plan which would have been drawn up prior to the construction of the complex. Once this plan is located they will be able to determine several key numbers. The committee hopes to have a presentation ready for the board in March with suggestions regarding future replacement costs for fencing, main water lines and sprinkler lines.
9. Board treasurer reported that \$5,000 was moved from the general fund to the Reserve Fund at Citizens Bank as requested by the Board at the January meeting.

New Business:

The one remaining rules change (Section VI.3) was tabled until the March meeting due to time constraints.

Resignation from Ardella Troy as Board Secretary was accepted. New Secretary was appointed. Peggy Puckett will assume the positions of both Secretary and Treasurer. Peggy will contact Citizens Bank regarding the signature card. Grady Griffith will be removed as a signer . New signers will be Daryl Leeper, Peggy Puckett, Don Carlson and Pete Witzemann

Managers requested reimbursement for the cost of hiring labor to break ice and shovel snow in front of units 5 and 9 during the recent storm. Board agreed that the ice was a potential liability and that the work was necessary and approved \$300 reimbursement by unanimous vote. Managers will get prior approval from Board before performing this type of work next time since there was some question from several owners as to whether or not the work was necessary.

Next Board Meeting Scheduled for Wed. 03/10/2010 @ 11 am Cascade Bottled Water plant.

Meeting adjourned at 12:40 pm.

Secretary: Peggy Puckett

President: Daryl Leeper

Approved: _____(date)_____

Note: this is a draft copy not yet approved by the Board