

Country Club Villas Homeowners Association  
Monthly Board Meeting  
February 9, 2017  
Marriott on Scott Ave, Farmington, NM

**Call to Order:** 6:00 pm

In Attendance : Board members ... Gary Graham (presiding), Pete Witzemann, Don Carlson, Grady Griffith. Jim Prator/Mgr., Peggy Puckett/Bookkeeper, Nancy Kester/Owner 18A

**Minutes** of previous meeting were accepted.

**Financial Report** was accepted as presented. The cash balance including the Reserve account was \$144,627. Of that amount, \$19,000 was identified as pre-paid dues and roof assessment.

**Manager's Report:** Accepted as presented, several items of interest include :

- 1) Roof & ceiling repairs on 9 separate bldgs as a result of snow melt in Jan.
- 2) Repair of back-flow valve in sewer line cleanout at #3
- 3) New membrane has been delivered for next flat roof project
- 4) Repairs completed on wing wall at #14 (vandalism; no one came forward)
- 5) Security lights at #13/#20 repaired
- 6) CofF notified us that the tiles in the boneyard must be moved from elec meter.
- 7) Bookkeepers new lock box at #4 installed
- 8) Parking violation/fines were issued to 2 people, garage damage charges were collected at 2B and 20A

**New Business:**

**Board** authorized pymt to Lujan for carpet cleaning and asked that a letter be included with payment notifying them that they **MUST** get prior authorization in the future.

**Board** needs to locate one more member to satisfy By-Laws

**Old Business:**

- A. Dog issue at unit 12 still not resolved; family members have been notified.
- B. Current roof leaks may cause board to re-think the plan to work on #16 next. Materials have been ordered but if the membrane will fit #8 or #6 then they may be moved up on the list due to recent leaks.
- C. Relocation of fire hydrants is top priority. As finances allow, it was suggested that we first move the one that is going to be the cheapest to relocate.
- D. There was some discussion regarding whether we would need to notify State Farm once the hydrants are relocated.
- E. Pete will check to find out if hydro-excavation will be required in order to move every one of the units.
- F. Pete agreed to write up something in lay terms explaining our water pressure issue and how we plan to address it over the next 2 years.
- G. Landscaping suggestion from the floor; replace gravel between units B/C with pavers which could be lifted and replaced when water line work is done.

Next Meeting Scheduled for March 9, 2017 , Thursday 6:00 P.M. Marriott on Scott Ave.

Adjournment: 7:15 P.M. Minutes prepared by : Peggy Puckett

