

Country Club Villas Homeowners Association
Monthly Board Meeting
Farmington Library
Tuesday, Feb 12 2019, 6:00 PM

Meeting called to order 6:03PM. In attendance: Peter Witzemann, VP/15C; Grady Griffith/1B, Secretary/Treasurer; Nancy Kester/18A, Member; Peggy Puckett/4A, Shirley Beasley/8A, Pam Anderson/15D; Linda Ansley/17A; Gwen Tedrow/18B

Financial Report (EOY) was presented. As of 1/31/19 the CCVHOA bank balance was \$147,700.27. This includes \$25,541.52 for roof assessment; \$71,235.42 in the Reserve Account; \$6,019 carryover for landscaping; \$5,000 Repair/Reseal carryover; \$4,081.45 Suspense; \$27,722.88 in general funds; and \$100 in petty cash. An additional \$35,000 was taken from the general funds and added to Liabilities_Pending Litigation on the Balance Sheet. Report was **approved** as presented.

Minutes of the December meeting, January Annual Meeting and the Executive Board Meeting were reviewed and **approved** as presented.

Highlights of Manager Report:

- a. Bid from Medallion to install downspouts was increased from \$3,400 for four (4) buildings to \$4300 for four (4) buildings.
- b. Bathroom heating unit went out and Pete repaired. Will need replacement soon.
- c. Water lines froze in units, 10C, 15C, & 5C and burst. Lines in 1B and 20B froze but were thawed before they burst.
- d. Sewer line backed up in building 16. Ted's Plumbing corrected
- e. Satellite dishes on the roof of 10C, 11A, 12A & 12D have not been moved to the approved dish mounts.
- f. City of Farmington was contacted about the drainage issue at the southwest corner of complex and they are willing to install a drain from the end of the culvert to the street. Project should start in several weeks.
- g. Roof leaks reported in units 20A and 3A. Basin repaired 20A and is working with 3A to remedy that leak. (Building 3 roof should be replaced after building 5).
- h. A noise complaint from the hot tub area was linked to tenants in 14A. After working with the owner, these tenants will vacate by Mar 1 or various fines will be assessed.
- i. Pryor Built Construction has started the wood trim project on building 9.
- j. Ceiling lights in both restrooms in the bathhouse need to be replaced. The fixtures are old and need new ballasts and bulbs. Replacing them with LED lighting will save money and energy.
- k. A total of 12 verbal and written warnings were issued for various infractions of rules during December and January.

OLD BUSINESS

1. Report on litigation: Atty Brandt Thrower forwarded a SETTLEMENT AGREEMENT AND RELEASE stating the \$15K counteroffer by the HOA would be accepted if the HOA "...would not enforce or seek to enforce the Association's occupancy rule against any Country Club Villas homeowner or prospective buyer...." This is totally unacceptable by the Board since the occupancy rule is mandated in the CCVHOA **Bylaws** and can only be changed by a 2/3rds vote of the ownership. The Board decided not to make a counteroffer at this time.
2. Peggy is still working with Ken Shields on the bookkeeping move. The board wants to keep the check writing and deposit duties so the process will need to be tweaked so that we get end of month reporting on time for the regular monthly meetings. Peggy will continue the bookkeeping until Apr 1, 2019 and continue working to iron out the details.

3. 10C and 11A were assessed \$100 fines for not removing their satellite dish off the new membrane roof and remounting in the assigned location. Fines for 12A & 12D were deferred due to special circumstances but the dishes must be removed and remounted as soon as possible.
4. Due to the increase in the quote for Medallion to install downspouts under the new scuppers on buildings 10, 11, 12 & 15, Taylor is to get quotes for one building and the board will decide which bid to accept.
5. Entrance gate project was discussed and there are concerns that emergency and medical assistance personnel would be hampered if a gate were to be installed at the entrance to the complex. This could potentially create life threatening situations and the board has tabled the discussion at this time.
6. The possibility was discussed that would allow for the installation of a coded key system to control entrance to the pool/hot tub area. Further discussion will be needed and funds allocated if this project is to be completed this year.

NEW BUSINESS

1. Discussion of the board's approval to allow the manager to move out of the complex and retain his position. Concerns were expressed that the manager may not be available in emergency situations. It was explained that the manager is available 24/7 by calling 327-1005 and he will respond accordingly. In a medical emergency owners/tenants are advised to dial 911 for immediate assistance. The board realizes that there will be situations when the manger will not be in the complex, but that would also be the case even if he lived here and went to pickup supplies or at a scheduled meeting for some aspect(s) of a project. But he would still be available by calling the CCVHOA telephone number (IE. 327-1005)

After all the discussion there were still some apprehensions, but commitments have been made by the manager and commitments have been made to the manager by the board and at this time the board is confident this arrangement will work out. If not the board will address the issue(s) when and if they arise.

2. The board **approved** a transfer of \$5,000 from the general funds be transferred to the Reserve Account.

There being no further business the meeting was adjourned @ 8:00 PM.

Next meeting will be held **TUESDAY** Mar 12, 2019 @6:00 PM at the Farmington Library

Respectfully submitted by:

Grady E. Griffith, CCVHOA, Secretary/Treasurer