

Board Meeting Minutes February 12, 2020, Farmington Public Library

Meeting was called to order at 6:30 PM. In attendance: Board members: Peter Witzemann 15C, Nancy Kester 17A, Janis Stefl 19C, Manager Taylor Livingston, Shirley Beasley 8A, Steve Owen 5C. Owners: Joan Hourihan, Daniel and Veronica Murray, Penny Jacquaz and husband 5A, 6D, Alisia Garcia, accountant (inquiring about bookkeeping duties of CCVHOA).

Minutes from January 7th, 2020 were approved.

Financial Report: The financial report was given as of January 31, 2020

Information brought forth at this time were:

1. Banks want a specific amount of reserve in account in order to get loans. Those giving loans for CCVC's are: Citizens Bank, Vectra Bank, and Washington Mutual at this time.
2. FHA does not loan for multiple reasons, one being due to the fact there are fewer owner occupied units than tenant occupied units.
3. Nine units belonging to an individual make it a corporation, which make it harder to get a loan. We do not have anyone specified as a corporation, and have had 8 units sold recently.

The financial report was approved.

Managers' Report

1. R.A. Biel snaked the main sewer line that was clogged on building 17. Tree roots are in the system and need to be removed. Blare will be called to give further information on the problem.
2. Fire Department suggested revising several spaces. They are on west side of complex by 8A and 7A. According to Fire Department there should be 20 feet between the building and cars. Manager will paint in yellow to show no parking is allowed, and 7A area will have a small vehicle parking spot available. He will also paint a red stipe in front of garages to show no parking is allowed except for 15 minutes which is in our Rules and Regulations.
3. The fence will need staining this year. Penefin had been used, but it is no longer available. There is an oil-based stain that is guaranteed for 7 years and the same cost. A paint sprayer will be bought for use which will allow the stain to go on more efficiently.

Old Business

- A. Alisia Garcia, an accountant, said she would be interested in doing the books for Country Club Villa's. She could do all the bookkeeping which is required, take care of a website, and do the work that Ken Shields, CPA is currently doing at this time. She was recommended by Janis Stefl, board member. She was told the board would discuss it and get back with her.
- B. Flat roof project update
 1. 7C and 7D have been completed. 3A, 3B, 8A and 8B are currently being worked on. 3A,3B, 8A and 8B have been repaired inside. Roofs are water proof at this point and will be completed when warmer weather arrives because of plastering.

C. Structural Trim

1. Will be completed as budget allows

New Business

1. Unit 3A had severe damage due to roof leaks. In fixing the leaks and the roof, mold was found. Best Restoration has been taking care of mold problem throughout the unit. Home Masters was called and did air samples for asbestos which were negative. The tenant was moved into a motel until the unit is repaired. The price at this point is about \$20,000 or more. Because of our insurance company, A-1 Roofing insurance, and owner's insurance we cannot say at this time how this will be solved. A lot of information is needed from all sides, and it isn't easy to get. We will have more information at the next meeting.

All homeowners – Please check your homeowners' insurance to see if mold is included in your policy. Not all mold is the result of a roof leak.

2. HOA 2020 Ballot results
 1. The Short-Term Rental Policy was passed with 63-11 in favor of Amendment to Rules and Regulations that rentals must be at least for 3 months.
 2. The Main Entry Gate Survey tally: 33 for gate and 41 against.
 3. Delinquent dues- HOA is contacting an attorney for all delinquent dues and fines. These will be acted upon promptly.

Meeting adjourned.

Next Meeting will be March 10, 2020

6:30 PM at Farmington Library.

We urge everyone to attend and be involved in what is happening at CCVHOA. Your input is valuable.

ADDENDUM TO MINUTES

The Board members elected at the Jan 7, 2020 Annual Mtg voted unanimously to have Steve Owen (unit 5C) fill the last of 5 Board seats for the 2020 year.

The Board subsequently voted to remove two former members, Grady Griffith and Gary Graham from the Bank records/officer signing cards.

The Board then gave its approval to add the 3 new Board members Janis Stefle, Shirley Beasley and Steve Owen along with Nancy Kester and Peter Witzemann to the CCVHOA bank accounts signature cards for the purpose of conducting any and all CCVHOA business.