

MINUTES
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION
REGULARLY SCHEDULED BOARD MEETING

Date and Time: Tues, February 16, 2023, at 5:59 p.m. **Location:** Farmington, NM Public Library

Board Members Present: Robert L Alvaro - President, Nancy Kester - Vice President, Maggie Fry - Board Member, Cathy Marquez - Secretary

Others Present: Janis Stefl - 19B, Shirley Beasley - 8A, Randy Mason - 9B

Meeting called to Order:

At 5:59 p.m., the President called the regularly scheduled meeting of the Board of the Country Club Villas HOA, to order, at Farmington Public Library, Farmington, NM 87401.

Meeting Minutes:

Financials as of January 31, 2023 were reviewed on a computer monitor which allowed Rob to access the reports live. Rob is meeting with Gwen Alston's office to have our financial reports for the prior month ready of the HOA meeting. The reports and accounting he will request be ready are the bank reconciliation, the P & L and the balance sheet through the prior month.

New Business

Parking: Parking was discussed. A member reported that unit 11A has more than 1 car in the spots. Janis noted that the Rule is each unit is allowed 1 spot outside of their garage. This 1 spot rule applies to their spot, whether it is a reserved spot or not. So, if a unit has a reserved spot, that reserved spot counts as their allocated 1 spot. Rob will work with Rishawn to figure out unit 11A's parking.

Late HOA dues: Late dues were brought up. The Board has decided not to post a list of late dues by unit. However, if a member request to see the list, the Board will meet with that member to discuss late accounts.

One particular unit is seriously delinquent. Rob showed a copy of a Claim of Lien on unit 14B filed August 8, 2021. Janis reported that she checked with the county and that lien did not show up as filed. The copy of the lien appeared to have a "filed" stamp. Rob will get with Josh Payne to follow up on the filing of this lien. All were in agreement that the Board will immediately take legal action to procure these past due funds.

Janis suggested we go through garnishment on this account, and not through collections.

After discussion the Board decided that a letter will be sent to every owner who is \$1,000 past due on the HOA fees. The letter will list every month that is past due. The owner will be informed that they have 10 business days to respond in writing (must be postmarked w/in 10 days) to acknowledge receipt of the letter. The letter will request that the owner set up a time and date to meet w/ the Board and notify the owner that if they do not respond w/in 10 days, the Board will hire a lawyer to proceed with legal means to recover the funds.

If the letter is ignored, the Board will need to hire a lawyer. Someone suggested Jack Fortner. Janis will look into who to hire.

A motion to proceed with the above process for delinquent accounts was made by Maggie F. Nancy K seconded the motion.

Rob will send out a letter to these accounts by Tuesday the 21st of February.

Stucco project: Janis met with the stucco guy. The cost is \$19K per building. The company had erroneously billed CCVHOA twice for one building. So, CCVHOA essentially prepaid for one building. This "credit" will be used for building 9.

There are 6-1/2 buildings that need to be roofed. 7 buildings needs foam protective coating.

Buildings 17, 18, and 19 will cost approximately \$60K, for parapet portion. 1/2 of building 14 is complete. 14 is stucco'd and paid. However, all of 14 still needs the second stage, foam and protective coating. 13 also needs to be the second stage (foam and protective coating) completed.

MINUTES
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION
REGULARLY SCHEDULED BOARD MEETING

Sherwood anticipates that they can continue on the foam part of the roofing project in May.

Once the roofing project is complete, the Board would like to focus on building the savings account up.

Old Roofing Claim: Someone needs to research the last report from the adjuster.

Financials: Due to billing error we have a credit of \$30,000 which will be 1 and ½ buildings.

Manager: Marty still has a hole where Raishawn dug. Rob will check this out.

Someone inquired about Rishawn's pool certification. Janis stated that she looked it up on the state website and did not find Rishawn's certificate. Rob stated that he was under the impression certification needs to be hung up. Rob will follow up with Rishawn.

Next Board meeting will be on March 14, 2023 at the Farmington Public Library at 6:00 p.m. Cathy will have Aztec Media post this on the website.

There was a motion to adjourn the meeting, which was seconded.

Meeting adjourned by the President.