

# Minutes

## COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

DATE 02-22-2024

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TIME : CALLED TO ORDER AT 6:02P AND  
ADJOURNED AT 7:31P

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MEETING CALLED TO ORDER AND ADJOURNED  
BY JANIS STEFL, HOA BOARD PRESIDENT

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### IN ATTENDANCE

Board Members: Janis Stefl. – President 19B, Randy Mason, -Vice President 9B, Maggie Fry- Secretary 7A and Penny Jaquez-Member 6D , Mary Pappas- Treasurer 13A, was absent.

Owners: Charlene Davis 10A, Shirley Beasley 9A, Marty Tildon 6C, Marsha Graham 16A, Linda Ansley 17A, Jeanette Griffith 1B, Vickie Phillips 19A, Kathleen Gross 15D, Bill Owen 8A, Chip Hourihan 9C, Loni Labossiere 18C,

### APPROVAL OF MINUTES

The Minutes from the December meeting have been posted on the HOA website in rough draft form. The 2023 Board should approve. When approved, they will be posted under Minutes on the HOA website.

ADDENDUM.....Maggie sent an email to the past board members regarding this.

### REPORTS

Manager's Report - presented by Zane Yazzie, Manager      Zane will contact Basin regarding roofing issues.

Financial Report- not available      The Appfolio software has been cancelled.

Old Business

- 14B Delinquent Dues- A court date is set for March 7. Estimate owed is \$17,000.
  - Hanging roof wires- Loni said she would contact Jace about this. Zane mentioned replacing some gutters.
  - Interior condo repairs- Zane said that 7C needs painted. He requires a work order from 11D.
  - Bids for 17A repair- There are 2 contractors with 4 bids given. Jace submitted 3 bids using different materials. The lowest is about \$3400. Linda Ansley, owner of 17A requested the Board to accept this bid as she is comfortable and happy with the work Jace has provided. Maggie Fry, Secretary, made a motion to accommodate Linda's request. The remaining Board members present decided to table the motion until the next meeting. The reason is that the original building plans filed with the city needed to be reviewed.
  - Janis assured Linda that her choice for a contractor would be taken under consideration by the Board and this would be addressed in a timely manner.
  - Sprinkler system- Zane has received one bid for repairs. Two more are required.
  - 2024 budget- Per the Bylaws Article vii B, the outgoing Board shall present a budget. This was not done. Maggie will try to contact the past Board to complete this.
- ADDENDUM.....Maggie sent an email to the past board members regarding this.

## New Business

- Monthly bills- \$4000 from Lowe's was paid from the 2023 books.
  - Budget/Payroll- Janis stated that if Zane needed help with landscape duties, this should not come from HOA funds.
  - Roof check for swamp coolers- Loni stated she would check with Jace about what roofs were checked for swamp cooler drainage. Janis requested he provide photos.
  - Clean outs between Bldgs 17&18- This should be done yearly. Zane will get bids.
  - Monthly dues over payments- Owners will be receiving a statement via email and USPS. Some owners have paid ahead, and some had double payments during the transitioning out of the Appfolio automatic payments.
  - ZOOM- The Board voted against using ZOOM as an additional option to attend meetings.
  - Operational/nonoperational vehicles in the parking areas- There is a car in the west parking area that has been there unmoved for about 2 years. It has a parking sticker, but Zane has not been able to connect it to the owner. He was instructed to put a towing sticker on it and contact the police to help track down the owner. If unable to locate the owner, Interstate Towing will be called. Loni mentioned that Interstate Towing signs are available. Zane will post these in the parking areas.
- ADDENDUM.....The registration sticker on the license plate expired in March "22  
Zane will assure that all residents have parking stickers.  
There was discussion about the number of vehicles allowed per unit. Please refer to the Rules and Regulations (pgs. 4-6)
- There was discussion about bugs in Bldgs. 18&19- Zane was asked to get bids to spray the area.
  - There was discussion about a tree by Bldg. 1 that was overhanging the roof. Zane will contact a tree service to do a walk on the property for recommendations for upkeep. Bill Owen, 8A, has offered to assist Zane with locating an Arborist.
  - There was discussion about the cats roaming the property. -Jeanette Griffith, 1B, is very concerned about this problem and has asked the Board if she can purchase something to subdue the cats where they might be placed into a cage for relocation.  
The Board approved this.

## NEXT MEETING

The next Owners Meeting will be held on March 12 at 6:00p, location to be determined. It will be posted on the HOA website.

These Minutes are respectively submitted for approval by Maggie Fry, Secretary