

## Country Club Villas of Farmington

### Homeowners Association Board Meeting

Meeting was called to order at 11:05 am on March **10, 2010**.

The following Board Members were present: Daryl Leeper, Pete Witzemann, Peggy Puckett and Don Carlson, Ardella Troy, was absent.

Managers, Patricia and Charles Jones and owner Kris Dixon were also present. Basin Roof Systems owner Frank Patterson.

The minutes from the previous meeting were submitted Pete approved and Don seconded. **Minutes were approved.**

The financial report was presented and approved.

**Managers report** was presented by Patricia Jones. Highlights of the report were as follows.

Mgr asked for input regarding placement of the new sign and told the board that she would remove the old one as soon as possible. Comcast has not responded to request to clean up their mess. Dean's Mechanical suggested that we not dig up lines looking for the break but instead just abandon the old hot tub and place a new one above ground to the west of the bathhouse doors. We would save a lot of money by not digging, the new tub would be in compliance with current gov't regs and a hard cover vs. the current blanket would save on energy from heat loss. Raindrops and mgr are both looking for bids. Dean's est. that it would cost \$5,000 to find & repair the current leak. Price of new tub not available yet. **Basin Roofs**, Frank Patterson addressed the Board. A comprehensive eval was done in Oct. '07 on the low slope roofs. His crew is working this week to complete the final detail repair on each and every roof. Pool roof was repaired at no charge and they spent 3 days replacing broken tiles on various units regardless of whose resp. the breakage was. Our roofs were done in '87 and redone in '97 with #10, 11, 12 and 15 being the ones identified as needing the most repair work. We have a total of **50,000 sq feet** of low slope roofing. All reported leaks have been repaired. He offered a "free" **3 year warranty\*** on the work that has just been done. He educated the board on the details of the roof repair on Bldg 3 c&d. One half of the unit was done with gravel by the owner in '87 or '97 so the leak wasn't Basin's resp. but they fixed the leak and will do whatever they can to bring that roof up to the same degree of completion as the others. He is hopeful that the current work is good for another 10 years. However, leaks will occur probably 8 to 10 per year. Reroofing will probably cost three times what we paid for resurfacing and comprehensive maintenance in '08/09. Recommendation was to budget some money for structural damage repair to roofs prior to reroofing. Complete tear off would be required at that time unless we do a membrane on top of the existing roof with walk pads strategically placed. The 3 yr

warranty is maintenance free . There will be no coverage for 3<sup>rd</sup> party damage or wall kicks. Interior damage is not covered or contents. Basin will do an annual inspection but the **manager needs to call and ask for it whenever we are ready for him to come.** The first units to roll off the warranty schedule will be **Bldgs. 1, 2, 10, 11 and 12** on Sept. 30, 2011. He agreed to inspect the roofs that are approaching the 3 year warranty expiration just prior to the expiration; again **manager will need to stay on top of the timing and call him.** Bldg 14 and 19 are both currently getting major repairs to the entry way structure. **Pot holes in drive will** be repaired as soon as weather permits. We will probably use B&D Plumbing. Farmington **Police Dept.** are investigating the anonymous notes that were placed under the wiper on one of our owner's vehicles. The vehicle was parked in a reserved spot according to regulations. Board discussed the harassment issue and agreed that this **behavior will not be tolerated.**

The **Advisory committee** is researching a lighter shade of fencing material. A plat map of the entire complex has been located. The info on this map will enable the committee to formulate a suggestion for the Board regarding the number of feet of fencing necessary to replace the existing fence.

The complaint about the noise coming from 9D is still being addressed. No alternative to the current hot water heater/fan noise has been discovered.

Mention was made regarding the rules and the freedom with which vendors are working on location. Manager(s) should be notified whenever an owner hires someone to do work on any unit. Inquiries have been brought to the Board regarding replacing bushes. All bushes will be assessed in April or May to determine viability and replacement or removal if necessary. Comment was made regarding addressing the annual replacement of Reserve Funds. Discussion was tabled and will be addressed at a future meeting.

The next meeting was scheduled for **April 7, at 6:00 PM** at Cascade Water Plant.

Meeting adjourned at 12:40 pm.

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Secretary: Peggy Puckett

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President: Daryl Leeper

Approved: \_\_\_\_\_(date)\_\_\_\_\_

Note: this is a draft copy not yet approved by the Board

- Three Year Warranty details available on website ([ccvhoa.net](http://ccvhoa.net)) .. see documents Basin Roof Systems Maintenance Guarantee.

DRAFT