

Country Club Villas Homeowners Association  
Monthly Board Meeting  
March 9, 2017  
Marriott on Scott Ave, Farmington, NM

**Call to Order:** 6:00 pm

In Attendance : Board members ... Gary Graham (presiding), Pete Witzemann, Don Carlson, Grady Griffith. Jim Prator/Manager., Peggy Puckett/Bookkeeper, Nancy Kester/Owner 18A

**Minutes** of previous meeting were accepted after one minor correction. Minutes will be posted on website.

**Financial Report** was accepted as presented. The cash balance including the Reserve account was \$145,337.

**Manager's Report:** Accepted as presented, several items of interest include :

- 1) We have been reimbursed for the wing wall damage at 2A. Tenant at 19A is making monthly installment payments toward his bill.
- 2) Termite discovered at Bldg #11. Professional Pest is treating.
- 3) Asphalt repair of pot holes in West roadway completed; cost was \$1500
- 4) COF letter was addresses by manager; tiles in front of Elec meter were moved
- 5) Utility cart; manager repaired .. no cost to us.
- 6) Erickson is upgrading several units; asked if he could run evap cooler line on the outside of the building. Board instructed mgr to suggest he re-route through the furnace flue if the previous route thru the fireplace flue wasn't possible.
- 7) Addition carpet cleaning bill submitted for 8B as a result of roof leak.
- 8) Mgr repaired stucco damage at 10A
- 9) Time consuming adjustment of water PRV continues to be a major issue
- 10) Mgr would like approval to start replacing the garage door weather stripping
- 11) Basin will begin work on flat roof at Bldg #16 immediately .. weather dependant

**New Business:**

**Board elected the following officers.**

**President .. Gary Graham**

**Vice President .. Pete Witzemann**

**Secretary/Treasurer.. Grady Griffith**

**G. Griffith nominated Property Owner Nancy Kester to fill the Board Seat vacated by the resignation of Mary Pappas. P. Witzemann seconded the nomination. Vote was unanimous in favor of Kester's appointment to the 2017 Board of Directors.**

**Old Business:**

- A. Dog issue at unit 12 still not resolved; family members have been notified. DeVcentis is paying the daily fines of \$100. Bookkeeper was instructed to deposit the receipts and label them as SUSPENSE INCOME.
- B. Work is proceeding on flat roof project with plans to complete 2 more buildings in 2017.
- C. Basin mentioned that they still need to submit several bills for minor repairs.
- D. Discussion held regarding Relocation of fire hydrants and better quote from Cy Cooper
- E. Discussion held regarding water line repairs and subsequent repairs of driveway areas

**F.** Repair work at bathhouse is not yet complete. Lack of Funds may force us to move this work to 2018.

**J.** Complaint was registered regarding workmen doing repairs to properties and leaving a mess in driveway of Bldgs 17 & 18. Manager was asked to talk to workmen and give them instructions to cleanup after each day's work.

Meeting adjourned: 7:30 PM

Next Meeting Scheduled for April 13, 2017 , Thursday 6:00 P.M. Marriott on Scott Ave unless warm weather allows us to meet Pool side at the complex.

Minutes prepared by : Peggy Puckett / Grady Griffith