

Country Club Villas Homeowners Association
Monthly Board Meeting
Farmington Library
Tuesday, Mar 12 2019, 6:00 PM

Meeting called to order 6:03PM. In attendance: Board members: Peter Witzemann, VP; Grady Griffith, Secretary/Treasurer; Nancy Kester; Peggy Puckett; Manager Taylor Livingston and Owners: Shirley Beasley, Linda Ansley, and Gwen Tedrow

Financial Report (EOY) was presented. As of 2/28/19 the CCVHOA bank balance was \$152,109.01. This includes: \$24,971.81 in general funds; \$27,701.33 for roof assessment; \$76,235.42 in the Reserve Account; \$6,019 carryover for landscaping; \$5,000 Repair/Reseal carryover; \$4,081.45 Suspense/litigation; \$3,000 for W/Line and valve replacement carryover, and \$100 in petty cash. Financial report was **approved** as presented.

Minutes of the February meeting was reviewed and **approved** as presented.

Highlights of Manager Report:

- a. Bid from Medallion to install downspouts was received. For one (1) building they are willing to do it for \$1,075.
- b. Roof leak at chimney and stucco repair has been reported on unit 14A. Since the owners are getting it ready to put on the market it should go to the top of the "cricket" list. Ron will get started on it when he has a window of 4-5 good dry working days.
- c. Ron has finished wood trim on buildings 9 & 10 and will begin building 14 when weather permits. That will leave buildings 17-20 to complete the project.
- d. Have been unable to get Basin to return, locate and repair roof leak on unit 11B. Basin repaired last summer but it didn't fix the leak.
- e. Unit 14C refused to clean up mud from his work vehicles. Manger pressure washed and cleaned it up and issued an invoice for \$300 that included a fine and manager's time.
- f. Received new bid from Fence Tech for card readers at pool gates for \$4,167.63. Several possible configurations were discussed and the board asked get bids for readers on one gate, and two gates.
- g. New LED light fixtures have been installed in the bath house as approved by the board last month.
- h. Called CyCooper Fire Protection regarding maintaining our PRV at entrance to complex. They recommended that as long as the valve is working properly and our water pressure is maintained around 60 lbs +/- 5 lbs.
- i. The extreme winter conditions have caused a lot of damage to the driveways and parking lots in the complex. Board asked that the manager gets bids from XL for the major repairs to present for discussion at April meeting.
- j. A number of spring and summer projects are on manger's list including but not limited to: painting bad places of stucco areas, painting pool and pool deck, finish painting parking lot lines, chimney repairs, testing fire hydrants, repair/replace garage door seals, trimming trees, and getting pool open and inspected.
- k. Removed dish from roof of unit 10C and sent owner a bill for \$50.
- l. Issued three warnings and one fine for various infractions.

OLD BUSINESS

1. Report on litigation?
2. Peggy is still working with on the bookkeeping move. The board wants to keep the check writing and deposit duties so the process will need to be tweaked so that we get end of month reporting on time for the regular monthly meetings. Peggy stated she will continue the bookkeeping until such time as all details are worked out.
3. 12A & 12D were assessed \$200 fines for not getting their satellite dish off the new membrane roof and remounted on the designated location.
4. The board approved the new bid from Medallion to install metal downspout splash guards on one building for \$1,075 (building 10).
5. Discussion of replacing the tile floor in the bath house. It was decided that there were other major repairs for the pool and pool deck that we should wait until after the "pool season" to address this project.
6. REMINDER: Schedule work session to address possible changes to Pool/hot tub rules, etc.

NEW BUSINESS

1. The board discussed installation of a card reader system on the pool entrance gates. Board asked manager to get several bids so that they could discuss at a future meeting. Funds have not been allocated in 2019.

There being no further business the meeting was adjourned @ 7:45 PM.

Next meeting will be held **TUESDAY** Apr 9, 2019 @6:00 PM at the Farmington Library

Submitted by:

Grady E. Griffith, CCVHOA, Secretary/Treasurer