

## **Board Meeting Minutes March 10<sup>th</sup>, 2020, Farmington Public Library**

Meeting was called to order at 6:30 PM. In attendance: Board members: Peter Witzemann 15C, Janis Stefl 19C, Steve Owen 5C, Shirley Beasley 8A, Taylor Livingston. Owners: Amy Carlson, 14B, Peggy Puckett 4A, and Linda Ansley 17A.

**Minutes for February 12<sup>th</sup>, 2020 were approved.**

**Financial Report:** Currently our invoices are being prepared quarterly by Shield's Accounting Firm. Three options were given to the board in how accounting can be completed to further meet our needs by completing them monthly. Miss Stefl will be in contact with Shields as to which Option we will use and what the cost will be for going from quarterly to monthly. Also, Shields will be asked to send information to Steve Owen on owners who are delinquent on dues. It was discussed as to specific information that would be on the owner's invoice; which will be between owner and renter. The expenses to be added would be:

1. Reserved parking
2. Extra vehicle charge
3. Fines
4. Janis will talk to Shields about implementing into invoices.

**A motion was made to accept the Financial Report and seconded.**

**Manager's Report:**

**1. Pool gate**

- A. Pool gate will be started soon. It may be closed a few days, but will try to keep spa open.
- B. When pool cards are available, you must see manager to get. They will not be mailed or dropped off, and no one can pick up for you. He will make arrangements to meet you.
- C. Everyone should know pool rules. They will be stapled to the tables and you signed a form when you moved in that you read the rules.

**2. Flat Roof Project update/stucco**

- A. Stucco on building will be started soon
- B. Some patching will be completed
- C. Old paint on other half of these two buildings will be peeled off and repainted so they look more finished until building is completed.

**3. Rocks in empty court yards.**

- A. Rocks have been completed in the court yards and bushes will be planted.

**4. Plumbing**

- A. B&D Plumbing is coming out to evaluate tree roots in sewer pipe on building 17, and irrigation line under road to tree in front of building 7.
- B. Sewer is backing up in 17A.
- C. He can see 60 ft. into pipe and camera will show whether it is tree roots or fittings that have come loose.
- D. Hold off water line in court yard until B&D is completed as it is a priority.

## **5. Crickets on fire places**

- A. There are 5 crickets to be completed (19 20, 10, 3, and 5)
- B. Building 3 is the worst and needs attention.
- C. It will get scheduled to be completed

### **Managers Report was accepted and seconded.**

#### **Old Business**

##### **A. Flat Roof agreement on: 3A&B**

1. Meeting with A-1 on cost of 3A&B damages. The final bill is around \$30,000 which was split between CCVHOA and A-1 Roofing for roofs, mold, and other damages.
2. A-1 will return the \$7,000 deposit for 14A&B
3. A-1 will forgive the \$1,800 bill for fixing the roof on 3A dealing with mold
4. A-1 will do 14A &B with no cost to us.
5. This was a split of \$15,000 between parties involved which was agreed on by both.

##### **B. Delinquent /assessments/liens/Attorney**

1. Four Liens have been filed against three owners totally over \$10,000
2. One owner owns 2 of the units.
3. Letters were sent to them by Risley Law Firm with a copy of the lien stating they have 30 days to correct. This will be by April 6, 2020.
4. Expenses for filing liens will be charged to owner.
5. Any expenses for collection will be charged to owner.

##### **C. DeVincentis 12C**

1. A settlement and non-disclosure were discussed and hopefully will be completed in the next week.

#### **New Business**

##### **A. Pool Card reader Installation**

1. Will take about a week and a half.
2. Viking Security has been paid half for installation.

##### **B. 3-month Minimum Rental Amendment**

1. Risley Law Firm is working on and has not completed.

##### **C. 15C Patio Wall/gate proposal**

1. Specifications on wall and gate were discussed and approved. It meets the guidelines for matching outside exterior with condo colors and walls.
2. The locust tree is dead behind unit and will be pulled.

Meeting adjourned at 7:30.

**Next Meeting: Tuesday April 14<sup>th</sup>, 2020 6:30 PM at Farmington Public Library HAS BEEN CANCELLED.**