

● Minutes

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

DATE 03-12-2024

TIME : CALLED TO ORDER AT 6:01P AND
ADJOURNED AT 7:11P

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

**BOARD MEMBERS: JANIS STEFL. - PRESIDENT 19B, RANDY MASON, -VICE
PRESIDENT 9B, MAGGIE FRY- SECRETARY 7A, PENNY JAQUEZ-MEMBER 6D AND
MARY PAPPAS- TREASURER 13A**

Owners: Jeanette Griffith 1B, Chip Hourihan 9C and Maria Lucia 10C, Gus Pappas 13A and Zane Yazzie 8D, Manager

APPROVAL OF MINUTES

The Minutes from the December meeting have been approved by the 2023 Board and are posted on the HOA website . The Minutes from the February 2024 meeting have been approved by the Board after being revised. They are also posted on the HOA website.

REPORTS

Manager's Report - presented by Zane Yazzie, Manager

- JFW Construction will be doing an annual roof inspection on Bldgs 9, 13, 17-20 and ½ of 14. They will also address the cable and drainage issues.
- Landscape estimates and suggestions were given by 2 companies for removal/treatment of trees
- B&D Plumbing scheduled tomorrow to do clean outs on Bldgs 17-19
- Roofing companies coming for estimates on Units 16D and 19A
- Drywall repairs in progress for Units 10C and 11D
- Unit 3D reporting roof leaking. Sherwood Foam Insulation will assess

The Financial Report for January was given to owners as was the approved 2024 budget submitted by the 2023 Board.

Old Business

- 14B Delinquent Dues- The court date set for March 7 is postponed until March 27.
- Hanging roof wires- Loni said she would contact Jace about this. and checking roofs for swamp cooler drainage. Lonnie did not attend this meeting for an update.
- 17A repair- Janis is waiting to hear back from the county for original building plans. Linda Ansley, owner did not attend this meeting.
- No update on sprinkler system
- Janis stated that owners will be receiving a balance statement soon
- The abandoned car in the West lot has been removed by the owner after Zane put a pending tow sticker on it. There have been some requests for reserved parking spots. Janis has asked Zane to submit a map of the parking areas marked with Reserved spots. She will verify that payment is being made for these reserved spots and the Board will decide on how many reserved spaces should be allowed. No update from Zane about verifying that residents have parking stickers or if the Interstate Towing signs have been posted.
- It was reiterated about the need for an exterminator to spray around Bldgs 18 & 19.

New Business

- The pool umbrellas were not taken down and stored over the Winter. Zane will assess for the need to purchase new ones
- The hot tub plumbing work is done and Zane has replaced the torn O ring. He needs to run a cleaning solution through it after it is filled, Then drain it and clean the interior, refill it and put chemicals in before it is ready for use. Zane was questioned about ordering parts from Badlands that were not ordered.
- Bushes by Bldgs 18 & 19 need removal done
- There are some payroll taxes that are delinquent for the 2nd,3rd and 4th qtrs. of 2023.
- ADDENDUM: Maggie spoke to Rob about this. He stated that everything was up to date except for Workforce Solutions. He stated he would try to pay those ASAP. He also stated he would email proof of all payments made by HomeBase to Janis and Maggie
- Janis mentioned that there is an Annual Report due in May that required a log in/password. Maggie will check with Cathy about this. ADDENDUM: Cathy is unaware of an Annual Report due in May. She asked, "Who is it submitted to?"
- Zane contacted Waste Mngt and had 9 garbage bins either replaced or repaired
- The owner of 10C had a lot of work orders submitted over the past 3 yrs. She discussed the damage that was done to her ceiling in different areas of her home, a wood door frame around her front door, and gravel to cover drip irrigation tubing. Randy and Zane will evaluate what can be done.

NEXT MEETING

The next Owners Meeting will be held on April 9 at 6:00p, It is planned to be held poolside, weather allowing. It will be posted on the HOA website.

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