

Country Club Villas of Farmington Homeowners Association Board Meeting

Meeting was called to order at 6:05pm on April **10, 2010**.

The following Board Members were present: Daryl Leeper, Don Carlson. Ardella Troy, Peggy Puckett and Pete Witzeman were absent Managers, Patricia and Charles Jones as well as Lloyd Husted Sr. and Lloyd Husted Jr. from Raindrops were present.

The minutes from the previous meeting were not submitted; **Minutes were not approved.**

The financial report was **not available, nor approved..**

Lloyd Dean from Raindrops explained the "Virginia Graeme Baker Pool and Spa Safety Act"; this is a regulation that was passed by Congress in December 2007 to establish US Consumer Product Safety Commission standards for swimming pool and spa safety.

Mr. Husted explained the high possibility that our spa shell would not be eligible for the adjustments required to bring the spa to regulation standards; and if the spa would be eligible and free of leaks or cracks then the water pipes would most definitely need upgraded to a 2 inch line. The existing plumbing has a leak somewhere between the spa and the pump house, and it is too small to allow the correct flow for the automatic chemical feeder to operate according to the regulations set by the State of NM.

At the least to repair the existing spa, in the existing location the following would have to happen:

- * Old shell would be removed and inspected for leaks and regulation upgrade possibilities.
- * Plumbing from pump house to spa would need to be completely replaced with 2 inch capacity line.
- * Re-install old shell and repair concrete from removal of shell for inspection and plumbing replacement

If the old shell is not reusable because of leaks or no upgrade possibilities the following was suggested:

- Old shell would not be re-installed, and the area would be filled in with concrete
- A New shell would be installed on the west side of the restroom doors, closer to the pump house, this would shorten the distance of underground plumbing for lower cost now and lower cost for future leaks.

- New shell would be regulation approved with the correct plumbing and circulation capabilities.

The new shell would be more cost efficient, in that a new shell would be more universal in shape and would have an insulated hard top to hold in the heat and keep the evaporation to a minimum; saving on both gas and water usage. The new shell would also be installed with a more accessible friendly surrounding for repairs, and upgrades.

The subject was tabled for more discussion with full board attendance.

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

Mgr stated the entry sign that was approved has been installed in the location that was previously approved. Some comments since approval is the sign needs to be lowered, manager will complete changes to height: the other complaint from a resident was discussed and tabled for further discussion.

Comcast has not responded to request to clean up their mess. Manager will contact in person, again and if no progress will contact the city manager.

Estimates were produced from Dirt Bandits Sweeping and B&B Sweeping for the repair of the existing pot holes in the parking lot: DB was for the amount of \$7,247.83 and B&B was for the amount of \$3,238.89. Managers were to call B& B to begin work.

The parking lot light at the entrance and the East end of bldg 14 were replaced: these have been out for quite sometime. The illumination light outside of the entry wall was repaired.

Managers to begin replacement of wood fence sections, as soon as possible.

A resident and their insurance company asked if the HOA offered insurance for inside flood damage. The board concurred that, yes, there is coverage. There is however, a \$10,000 deductible that must be met by the homeowner causing the damage. State Farm will be communicating with the resident and their insurance carrier.

The **Advisory committee** brought the estimates for replacing the perimeter fence with Wrought Iron Fencing, with black plastic inserts between bars. The total estimate is \$210,000 plus tax.

The committee also brought estimates for repaving the entire parking surface area; the asphalt cost would be approximately \$51.00 per sq. yd., and \$61.00 per sq. yd. for Concrete.

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. The owner of 9D and a contractor are going to try to remedy the problem by changing the size and angle of the outlet, to try to lower the noise

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.**

The subject regarding replacing bushes was again addressed and determined that any bush that is still living will not be replaced by the CCVHOA funds. If a resident wants a bush replaced they can, with board approval of removal and replacement varieties, at their expense. All bushes will be assessed in April or May to determine viability and replacement or removal if necessary.

The next meeting was scheduled for **May 5th, at 6:00 PM** at Cascade Water Plant.

Meeting adjourned at 7:50 pm.

Secretary: Peggy Puckett (minutes recorded by Patricia Jones; P.Puckett absent)

President: Daryl Leeper

Approved: _____(date)_____

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