

Country Club Villas Homeowners Association  
Monthly Board Meeting  
April 20, 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/Mgr., Peggy Puckett/Bookkeeper, Nancy Kester/Owner 18A

**Minutes** of previous meeting were accepted

**Financial Report** was accepted as presented. The cash balance including the Reserve account was \$151,908

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

- 1) Spa is back up and running
- 2) Water pressure is still fluctuating drastically requiring a lot of attention.
- 3) Roof leaks reported at 11A and 16C. Basin is onboard to repair asap.
- 4) Parking issues addressed with vendors operating near Unit 19
- 5) Irrigation lines repaired and ready for watering grass etc.
- 6) Basin is scheduled to begin work on roof saddles at 4A and 18A.
- 7) Purchased new water testing kit.
- 8) Ditch company is scheduled to spray weeds
- 9) Lawn areas have been treated for weeds; aeration is scheduled for next week
- 10) Monitoring complaints about new tenant at 8B (dog, noise, info profile sheet)

**New Business:**

B. Pressure reducing valve replacement was discussed. G. Griffith proposed a **Motion to spend \$10,000 with TRC and move forward immediately on replacing the current valve. D. Carlson seconded motion. Board voted unanimously. Motion passed.**

**Old Business:**

- A. Dog issue at Unit 12 is being addressed with B. Thrower (attny). Fines collected from owner are being deposited and held in a SUSPENSE acct.
  - B. Work is proceeding on flat roof project with plans to complete 2 more buildings in 2017. One of the primary reasons for the budget overrun on the completed projects is the additional number of canals required. Presently Bldg 6 is scheduled to be started sometime in October.
  - C. Realtor signage at entry to complex was discussed. No signs should be posted in that area. Jim will contact each of them.
- Other items on the agenda were discussed but no issues were brought to vote.

Meeting adjourned: 7:30 PM

Next Meeting Scheduled for May 11, 2017 , 6:00 P.M. Pool side at the complex.

Minutes prepared by : Peggy Puckett