

Country Club Villas Homeowners Association
Monthly Board Meeting
Farmington Library
Tuesday, Apr 9, 2019

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: Linda Ansley, Gwen Tedrow, Pam and Greg Anderson, and Brenda Hockett.

Financial Report (EOY) was presented. As of 3/31/19 the CCVHOA bank balance was \$144,328.09. This includes: \$17,182.30 in general funds; \$27,701.33 for roof assessment; \$76,244.01 in the Reserve Account; \$6,019 carryover for landscaping; \$5,000 Pressure Reducing valve (PRV) carryover; \$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 March meeting was reviewed and **approved** as presented.

Highlights of Manager Report:

a. The Fire Department was called to schedule fire hydrant testing. Their records show that they were testing in Oct 2018. They will test only once a year.

b. New cricket has been installed on unit 14A and stucco repairs are being completed. The next cricket will be installed on unit 11A.

c. ORP has been installed in the pool and will be calibrated when the pool is filled. A new sand filter and main control valve had to be installed as well.

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. Pete will call and talk to Frank and ask that they inspect the roof and let us know what caused the leak and we will work with them to get this completed asap.

e. Medallion will start installation of the downspouts on building 10 as soon as weather permits.

f. Irrigation system has been turned on and numerous leaks have been repaired.

g. The pool deck has been painted and the pool interior is being prepared for new paint.

h. Metal trim on building is almost complete.

i. The extreme winter conditions have caused a lot of damage to the driveways and parking lots in the complex. XL came out and gave a bid of \$3,459 to repair most of the holes and some areas that need to be repaved.

j. A1 Roofing has repaired roof leaks on units 14, 1B, and 3D. Units 20D, 20A and 7D will be next on their list. The repairs so far have been extensive but they should not leak again, soon.

k. All satellite dishes have been removed or mounted in the appropriate place on all the buildings that have new membrane roofs. Fines levied last month to units 12D and 11A were waived (due to bad weather and ice on the roof making moving the dishes virtually impossible.) Those dishes have now been mounted properly.

L. Two verbal warnings and 3 written warnings were issued for various infractions.

M. Bids for installing an emergency push bar on the north gate of the pool was discussed. A bid of \$1200 was received.

OLD BUSINESS

1. Pete talked to Atty Thrower and he is drafting a response to the previous letter from DeVincintes/Morgan's attorney that asked the CCVHOA to eliminate the occupancy restriction that

are set forth in the HOA Bylaws. Our offer of \$15,000 to settle this litigation is still on the table at this time.

2. The board formally voted to accept A1 Roofing bid of \$33K to put a 50mm membrane roof on building 5. Taylor has contacted Sosa Stucco and he agreed to honor the \$12K+ price from last year for covering the parapets with stucco. (A1 will honor the \$33K for a second building this year if the HOA can come up with the funds for a second roof.)
3. Tile floor replacement for the bathhouse has been tabled for discussion until later in the year.
4. Update of POOL/HOT TUB Rules, etc will be addressed by the board at a special work session Apr 23 @ 6PM at the Farmington Library.

NEW BUSINESS

1. The board discussed and approved changing the day of the month that dues/roof assessment payments become delinquent. The new date will be the 15th of the month and after that a \$25 late fee will be assessed.
2. Several owners suggested that all the signage on the gates and fence of the pool is unsightly. Taylor will get new signs and consolidate them where possible.
3. Board discussed increasing the standard \$25 fine for the 2nd written warning for an HOA rules violation to \$50. The 3rd written warning will carry a \$100 fine. These fines become effective as soon as the rules can be changed and posted to our website.

There being no further business the meeting was adjourned @ 7:30 PM.

Next meeting will be held **TUESDAY** May 14, 2019 @6:00 PM at the Farmington Library

Submitted by:

Grady E. Griffith, CCVHOA, Secretary/Treasurer