

OLD BUSINESS

Minutes

Country Club Villas Homeowners Association

Date: 4/9/2024

MEETING WAS CALLED TO ORDER AT 6:05 AND ADJOURNED AT 7:05 BY JANIS STEFL, HOA board president.

IN ATTENDANCE

Board Members Janis Stefl - President 19B, Randell Mason Vice President 9B, W Joseph Hourihan iii Treasurer 9C, Mary Pappas Secretary 13A, Penny Jaquez board member 6D.

Owners: Marcia Graham 16A, Shirley Beasley 9A, Jeanette Griffith 1B, Marty Tilden 6C, Charlene Davis 10A, Kathleen Gross 15d, Schuyler Lemler 16D.

Manager: Pat Florez and wife Elizabeth 8D

MINUTES

The minutes from the March meeting have been approved and posted on the HOA website. ccvhoa.net.

REPORTS,

- Janis distributed copies of the CCVHOA Reconciliation Summary from Citizens Bank ending in 02/29/2024.

NEW BUSINESS

-Mary Pappas is taking over secretary duties from Maggie Fry, who resigned from the board.. W Joseph Hourihan is assuming duties of the Treasurer held by Mary Pappas.

-Janis explained that we had to let Zane go because he was not fulfilling his duties even -though Randy was guiding him extensively.

-Janis introduced Pat Flores, along with his wife Elizabeth, as our new manager.

-Mr. Flores very personally greeted those in attendance and encouraged all to call him anytime something was needed. He handed out property manager cards with his phone number and email address. Janis said a phone will be hooked up in the condo which will also go directly to the managers phone.

-ABC will work on the sprinkler system as it was not done last year. The owner assured Randy that the work would be done soon.

- Call the manager if you see a leak in the system.

- ABC will be doing spring cleanup as a one-time maintenance. After that the manager will be responsible for clean grounds.

- We will use the same company to treat the trees as we used three years ago. They kept the trees going all summer. Trees were also not watered properly last summer.

- We will receive the late dues money, \$17,000, for 14B once the condo is sold. We will also be reimbursed \$3000 for lawyers fees.

OLD BUSINESS

- Four Seasons roofing was at 11D at 9:30, 04/9, this morning and finished the work. The occupants were happy with the results.
- We are getting bids for repair work on 10C. Randy reported there was a lot of unfinished work.
- Randy encouraged people to check on activity done on the roofs. if coolers are replaced every thing must be restored properly to prevent leaks.
- Randy complemented Four Seasons on the work they did on our roofs.
- ABC is hired to remove the weeds by the irrigation ditch and behind the fence.
- Jacuzzi needs to be worked on. It was suggested that someone who worked on it stripped something causing it not to function properly.
- Damaged garbage cans have been replaced by new ones. Will look into getting small garbage cans for those who need them.
- It was reported that it is possible to get a receptacle for recycling.

COMMENTS AND CONCERNS

- Stray cats have been a problem on the grounds. It was decided to place traps around the premises.
- People are reporting owners walking dogs inside the complex. They are to be warned and fined. Contact the manager if you see them.

The next meeting will be on May 14. it will be held poolside if weather permits.

Approved by the Board