

MINUTES

April 8, 2025

THE MEETING WAS CALLED TO ORDER AT 6:15 AND ADJOURNED AT 6:45 BY JANIS STEFL, PRESIDENT.

IN ATTENDANCE

BOARD MEMBERS Janice Stefl President, Randall Mason Vice President, Mary Pappas Secretary/Treasure, Ron Dalley, Cameron Tea.

MEMBERS Lisa Wendell 3C, Vickie Phillips 9A, Chip Hourihan 9 Shirley Beasley 9A, Jeanette Griffith 1B, Martha Tilden 6C, Lori Thurstonson 14 A.

MINUTES The minutes from the April meeting have been approved by the board and posted on the website ccvhoa.net

REPORTS Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Reports for March. She noted that we have \$127,000 in savings and a bank balance of \$60,820.11. The reports were approved.

Old Business

- There was a water leak in 18A and the water for the entire complex was mistakenly shut off. It was then turned on and the water for building 18A was shut off. It is the responsibility of the residents whose unit cause the shut down to warn the residents in the other units of the shut down.
- Mike Gordon has been dismissed as manager. He was on workman's comp for a period of time and was then denied further coverage. Janis sent him a letter requesting what his capabilities are for this job. He failed to answer. He has until April 17 to vacate 8D, the managers unit.
- Riley Wilson has been hired as manager and will officially began April 16. He has been working around the condos on an hourly basis and has done an excellent job of cleaning up.

- Attention has been brought to a resident walking his dog along the golf course. He requested a picture. Janis explained that if someone has been observed breaking the dog walking rules a picture is not necessary. A warning given and after that a \$50 dollar fine is issued.
- Pool passes are necessary to use the jacuzzi and pool. They are only effective to those who have their dues paid. Sharing your pass with those who are ineligible will result in loss of pass for a time.
- The Jacuzzi will be turned on at 6 a.m. to heat the water for two hours at which time the Jacuzzi will be open to residents from 8 a.m. until 11p.m.
- 13C is installing a new AC/Furnace this week. JW Construction has been notified and asked to remove the foam which is sealed to the AC.. There has been no reply.
- 9C has a roof leak.. Riley has taken pictures of the roof.

COMMENTS AND CONCERNS

- There was a concern about leaves in the gutters. Janis is assigning Riley to clean the gutters on his first project as manager.
- Chip Hourihan's outside spigot will not turn on. Shirley Beasley reported that there is a water pipe in a closet in the next unit that can be turned on and off and also controls Chip's water spigot. That is Randall's rental and he will check with his renter.
- The question was asked where to leave papers to contact the manager. Papers for the manager can be put in the managers box at the entrance to 8D. A new one will replace the current box as someone tried to break into it.
- It was reported that people were walking dogs behind the condos along the fence.

The meeting was adjourned at 6:45. The next meeting will be held at 6:00 on May 13. at poolside, weather permitting.