

# **Country Club Villas Homeowners Association**

## **Monthly Board Meeting Minutes**

### **Farmington Library**

**Tuesday, May 14, 2019**

Meeting called to order 5:03PM. In attendance: Board members: Peter Witzemann, VP; Grady Griffith, Secretary/Treasurer; Nancy Kester; Janis Stefl; Manager Taylor Livingston and Owners: Linda Ansley, and Brenda Hockett.

Financial Report (EOM) was presented. As of 4/30/19 the CCVHOA total bank balance was \$190,146.43. This includes: \$67,128.41 in general funds (\$35k of which has been designated as contingent liability); \$24,745.08 for roof assessment; \$76,244.01 in the Reserve Account; \$5,558.06 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 April meeting was reviewed and **approved** as presented.

#### Highlights of Manager Report:

- a. The following roof leaks have been repaired by A1 All Weather Roofing: 3A, 3D, 11B, 12D, 15C, 20A thru 20D. Roof replacement on building 5 has been scheduled to start in approximately 2 weeks depending on the weather. The board will need to make a decision on how it wants to repair the roof leaks on 7C & 7D
- b. Ron will start on the crickets on units 11A and 6A as soon as he finishes another job weather permitting.
- c. Asphalt repairs have been completed by XL throughout the complex for a total of \$3,744.37.
- d. Pool inside has been painted and will be inspected on 5/22. The new paint job should last 3-5 years. Pool deck was also painted.
- e. Lawn has been aerated and 2 sprinkler heads were replaced. Multiple irrigation leaks have been fixed throughout the complex. Anyone that notices an irrigation line leak is asked to notify the manager as soon as practical.

- f. Weeds and tree shoots have been treated in the complex
- g. A trap has been set in the bone yard to catch two feral cats.
- h. It has been noticed that there is an excessive amount of stuff on the back patio of 2B and 1D has a window mounted cooler.
- i. One written warning and one verbal warning was issued this past month.

**j. OLD BUSINESS**

- 1. No further information received regarding litigation
- 2. Discussion of pool/hot tub rules adopted by the board during a special work session. Board **approved** the changes and signed. (Primarily pool parties have been eliminated and the maximum number of persons using the pool/hot tub on one pass was changed to 10. Wording cleaned up and minor corrections made).
- 3. Tile floor replacement for the bathhouse has been tabled for discussion until later in the year.
- 4. A1Roofing evaluated the roof leaks and determined that it would be cheaper to replace the roof of 7C & 7D with the membrane. It will cost almost as much to repair so the HOA would save money in the long run to go this route. The quote we received from A1 to replace 1/2 of the roof of building 7 (units C & D) was approximately \$10K. The board **approved** this repair. If money is available before the year end the rest of building 7 will get new membrane roof instead of building 3 which has been deemed "stable" by A1.

**NEW BUSINESS**

- 1. The board discussed the fate of sprouted trees inside the restricted common areas of units. The board agreed that these "volunteer" plants should be removed immediately. The board was concerned that these will cause damage in the future. It was suggested that plants, shrubs, or trees, planted in containers can provide the same ambiance if the owner or tenant so desires. The board instructed the manager to do a survey and remove any such trees or plants.

There being no further business the meeting was adjourned @ 6:15 PM.

Next meeting will be held **TUESDAY** Jun 11, 2019 @5:00 PM at the Farmington Library

Submitted by:

Grady E. Griffith, CCVHOA, Secretary/Treasurer