

MINUTES
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION
REGULARLY SCHEDULED BOARD MEETING

Date and Time: Tues, May 9, 2023, 6:00 p.m., **Location:** 5200 Villa View Drive, Farmington, NM 87402

Board Members Present: Robert L Alvaro-President, Nancy Kester-Vice President, Cathy Marquez—Secretary.

Others Present: Shirley Beasley 9A, Janis Stefl 19B, Mike Mcaliney 5B, 7C and 13C. Amanda Mcaliney 5C, Marty Tilden 6C, Charles Smith 18B Randy Mason 9B, Cathy and Bill Owen 8A, Vicki Phillips 19A, Charlene Davis 10A, Joslyn Bass 20A.

Meeting called to Order:

At 6:00 p.m., Rob called the regularly scheduled meeting of the Board of the Country Club Villas HOA, to order, at 5200 Villa View Drive, Farmington, NM 87402.

Property Report: Given by Rob.

Badlands was on property and evaluated three leaks on three different pieces of equipment. Two of the leaks are minor and the required pieces are on-order. Once the parts are in Badlands will come and repair. The new pump is working. It has been circulating since last Friday. Pool is clearing up. Badlands is coming tomorrow to do Next phase of opening, which will be to add shock, and other chemicals. Estimated budget to get the pool open is \$1,000. Rob is watching the water level. Maggie has volunteered to skim the pool.

Rob will be taking the pool certification test on May 18th.

Heater question about the temperature of the pool water by Charlene. Rob will turn the temperature up to begin and then go from there.

Pool Keys - Board needs to figure out a way to get keys adjusted to new gate code or give out new keys to those without the old keys. He will send out a mass email to residents once he decides the procedure. There are 80 blanks, in case some residents need replacements. Each resident is allowed one key. The second one will cost \$25 each. Rob suggested that residents can text the numbers on key to him, through app-folio.

Board will shoot for official open date of May 20.

Shana, the clean up crew, was present and introduced. She is currently working 3 days a week. She and Rob hauled off over 40 bags of debris.

Rob has completed transfer of our accounts onto app-folio. There were quite a few challenges but he has now figured it out.

Non-online payments can be dropped off at the box in front of 8D or mailed to 5200 Villa View #21A.

If residents use app-folio to submit a work order, they will receive a confirmation. Then to track requests, the residents can go down to bottom of the app-folio screen, where the app tracks the request.

There were applause in appreciation of Rob.

Jayce Foutz from JWF Construction was present and introduced. He gave a brief outline of the company's history. He again disclosed that his father is Rob's father-in-law (as was previously disclosed prior to hiring his company). They have been doing construction since 2004, but stopped in 2011. They did mostly spec. Homes. Jayce was at San Juan Coal for 17 years, where he worked extensively with foam. The foam is Urea, which is like a Berliner polyurethane foam. It is a two part mix. Its similar to the liner that they put in trucks. It is not an acrylic.

Since Sherwood was not showing up at a price of \$40K a roof, Rob approached Jayce. Rob explained that the Board needed someone to complete the roofs at about \$30K a building.

Roof Schedule - Jayce is almost done w/ building 20. He anticipates it will take him about a week to complete one building. Building 9 will be next.

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Jayce will come out once a year to check the roof that they install. He will check for any holes which could lead to leaks. He also noted that this material adds an R value to the insulation value. At the depth he is spraying should get a 10R value. He will take pictures once each roof is complete.

Robert Sosa - finished building 9 and building 17, just 18 and 19 need parapet walls. He is only billing for 1/2 about \$9,000. After those buildings he gave his notice. He will no longer do work at CCV. Gray stucco will continue the project. The owner is Travis Gray. Travis gray did the work on 20C.

A member noted that we need more scuppers, the out-spouts that come off the roofs. Rob indicated that this cost will come out of operating account.

There was a question on the condition of the stucco on some buildings. Rob suggested members take pictures of damaged areas and send them with a work order on the app-folio.

Marty Tilden's Repair. Travis gave a bid of \$360. That was \$40 under Pryor. Rob will look for 1 more bid.

Sprinklers: Rob is working with Alex at Javelin Construction. Alex knows landscaping very well. He will work on everything from bubblers to the sprinkler heads. Bid is \$3,200. Rob reported that during the winter, a pipe froze. There had been water left in the line because the system was not drained properly. When they turned on the system this spring, they could not get water to the whole system. Parts have been ordered from raindrops.

Janis brought up 3 bushes out front, right by mail boxes, that need to be trimmed down. Janis will water them if someone trims.

Property Manager: The board will be looking to get a new property manager in a month or 2. They will be seeking someone who is self motivated. Condo is a draw for the new manager. Condo needs a little work, notably flooring. Rishawn agreed to move out on the 15th.

Shawna and Rob have been taping and painting the parking spot curbs. 1A will be next. It was noted that 15A has 2 spots, 16A is not reserved. Rob also has new signs to put up.

Janis indicated that Gwen should have financials to Rob and her to review by next month meeting.

Motion to approve January and February minutes was made by Rob and seconded by Nancy. By vote there were all Yays and no Nays.

Rob made a motion to remove former President, Joshua Payne from all Country Club Villas Homeowners Association banking accounts, effective immediately. This was a reiteration of what was discussed and approved at January's meeting. Rob also made a motion to delete the user account CCVHOA5200 from the Citizens Bank on-line system, effective immediately. Cathy seconded both those motions. A vote was taken. All votes were Aye. No nays.

Rob made a motion to add Loni LaBossiere, the Treasurer and Board member as a signor to the Citizens Bank Operating account, Roofing account and Saving accounts. Cathy seconded the motion. A vote was taken. All were in favor. There was no opposition

A member inquired about the bathroom wall in the pool house, that needs the sheet rock repaired. Janis volunteered to provide Rob with some names of some drywallers.

At 7:07 p.m. there was a motion to adjourn the meeting, which was seconded.

Meeting adjourned by the President.