

MINUTES

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

Date: 5/14/2024

MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 6:40
BY JANIS STEFL, HOA BOARD PRESIDENT

IN ATTENDANCE

Board members Janis Stefl President 19B, Randall Mason Vice President 9B, W Joseph Hourihan iii Treasurer 9C, Mary Pappas Secretary 13A.

Owners: Janette Griffith 1B, Shirley Beasley 9A, Gus Pappas 13A, Kathy and Bill Owen 8A, Mike McAliney 5B-7C-13C, Vickie Phillips 19A, Maria Luna 10C.

MINUTES

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

REPORTS

Janis distributed copies of the CCVHOA Bank Reconciliation Summary, and Financial Statements ending in 4/30/24.

NEW BUSINESS

- Pat Flores has resigned
- We hired Taylor to work on the sprinkler system, mow the lawn and start cleaning up the pool.
- Our new manager is Mike Gordon. He has extensive experience in managing apartments and pools and he already has pool certification. He will start May 17.
- Jace needs to meet with the entire board and implement a plan to fix the roofs. Janis explained that there is a problem on 6 1/2 roofs. The roofers covered up the cooler drainage and the water will run onto the ceilings.
- Four Seasons looked at the roof on 19A, around the fireplace, and will submit a bid. We are waiting for a bid from Basin Roofing.
- It has been noted that Larry's Pest Control has shown up to treat the trees. We are waiting for an invoice.

- We got two estimates on pot holes to be filled. Because of extremely high bids, MikeGordon will fill the pot holes.

OLD BUSINESS

- We were going to hire ABC Cleaning but instead Mike Gordon will do the spring cleanup.
- We received two bids on 10C
- On May 9 Janice contacted Risley Law Firm concerning 14B and spoke to a paralegal who said they were waiting for a special assessor. She plans to make an appointment with Risley next week to further investigate the situation. She will be accompanied by a board member.
- We received two bids on 10C . We felt they were extremely high bids so the board is going to assess the damage with our new manager. He is experienced in repairing dry wall.

COMMENTS AND CONERNS

- The question was posed on what to do if there is a concern that needs to be brought to the attention of the management. People are directed to call the manager or send a message to 21A.
- Janis explained that managers are granted a 60 day probation.
- A request was made if we will have Christmas lights this year, since they were absent last year and they were missed. We will have lights this Christmas.
- There was a concern about owners who sell their units and owe non paid dues. Janis explained that the debt is listed on the Title Paper and the amount will be paid. She also explained that the board will divide up the names of those who owe dues and make personal contact.
- A comment was made concerning a leaky outside faucet. The owners are responsible for outside faucets.

The meeting was adjourned at 6:40.

The next meeting will be held June 11 at poolside if weather permits.

Approved by the board