

MINUTES

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

May 13, 2025

THE MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 6:27 BY JANIS STEFL, PRESIDENT.

IN ATTENDANCE

BOARD MEMBERS Janice Stefl President, Mary Pappas Secretary/Treasurer, Ron Dalley, Cameron Tea.

MANAGER Janis introduced the new manager, Devin Kriegshauser.

OWNERS Kathy Owen 8A, Maggie Fry 7A, Lori Thurstonson 14A, Marty Tilden 6C, Linda Ansley 17A, Janette Griffith 1B, Shirley Beasley 9A, Vickie Phillips 19A.

MINUTES The minutes from the May 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 April.

- Janis explained that due to the fact that the city stopped our automatic draft and didn't inform us we had a two month bill from the city which we paid.
- Janis explained that accrued funds were dues payments that people pay in advance.

Old Business

- 9C still has a leak which has not been fixed by the responsible roofer Janis is calling another roofer to fix the leak,
- The former manager living in 8D is being evicted on Thursday.
- Devin is identifying areas on the sprinkler system that need to be addressed.
- A question was brought up concerning the \$7,000 dues owed on 20A. Janis explained we are in the process of finding an HOA lawyer to proceed with legal action,
- Fines are being levied against those who are still on Appfolio They are responsible to remove their name from that payment method.
- Fines of \$50 are being levied against those who pay after the 15th of the month.

- Because of the sealed in condition of the AC on 13A, caused by the foam applied by JWF, removing the old AC caused a considerable hole in the roof. Janis was able to hire Four Seasons to repair the damage before it rained.

New Business

- There is a roof leak on 7C which was done by another contractor.
- 12 B has a leak from under the tiled roof and that will be prepared.
- The pool will hopefully be opened on May 30.
- Ben Lyons resigned from the board.

COMMENTS AND CONCERNS

- Linda Ansley submitted a packet to each of the board members regarding a request for repair on 17A. The issue is whether or not the area to be repaired was part of the original structure or an add on. Janis will give Linda the phone number for Community Development. She can report back her findings concerning the matter in question.
- 14 A reported that her water pressure is very low. Since everyone else present has good pressure it was determined there was a problem with 14 A - possible a valve.
- It was also noted that residents are responsible for watering plants they have added.

The meeting was adjourned at 6:27.

The next meeting will be on June 10, at poolside, weather permitting.

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