

# MINUTES OF MEETING

## *Country Club Villas Homeowners Association (CCVHOA)*

May 19, 2026

The meeting was called to order at 6:02 p.m. and adjourned at 6:50 p.m. by Hanna Bone, President.

### **Attendance:**

#### BOARD MEMBERS IN ATTENDANCE:

Hanna Bone, President  
Gina Gomez, VP  
Chip Hourihan, Treasurer  
Vicki Phillips  
Wes Jorgensen

#### BOARD MEMBERS NOT IN ATTENDANCE:

Cathy Marquez, Secretary  
Ron Dalley, Maggie Fry

#### MANAGER:

Shannon Bedonie

#### OWNERS IN ATTENDANCE:

Brian & Heidi Sanchez, 19D, Nancy Kester 18A, Linda Ansley 17A, Marty Tilden 6C, Randy Mason 9B, Lisa Wendell 3C, Kathy & Bill Owen 8A, Shirley Beasley 9A, Amanda Jorgensen 5C & 18C, Fiona Ratliff 4A, Heather Holmes 4A, Kathleen Gross 15D.

### **Reports:**

- MINUTES: The Minutes of the April HOA board meeting were approved. □
- FINANCIAL REPORTS: Hanna distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Report for April.
- MANAGER'S REPORT: Shannon distributed copies of his report.

### **Old Business:**

- Roof repairs were completed by 4 Seasons Roofing for Units 9C and 11C. It has not rained since the work was completed, so the success of the work performed cannot yet be judged. Unit 9C is still in need of interior roof repairs, but the owner (Treasurer Chip Hourihan) will wait until after a significant rainfall to have this work begun.

- The pool is being made ready for a Memorial Day weekend opening. We discovered when making the pool ready for the season that we had a water leak in the pipes in the pool house pump room which was determined to be caused by a burst pipe located beneath the concrete floor.

Recommended by our pool serviceman Caleb, Shiprock Plumbing came to inspect the damage and provide an estimate to repair the damage. Work began over this past weekend. In order to access part of the floor, it was necessary to temporarily remove the hot water heater. Shiprock Plumbing inspected the condition and age of the hot water heater, and recommended that the heater be replaced. We agreed, and after removing the existing heater, jackhammering in the area beneath the heater revealed the location of the burst pipe. The burst pipe beneath the concrete was replaced with more modern PVC piping above the floor surface.

### **New Business:**

- The board recognized and honored the memory of Gus Pappas, who recently passed away. Gus's wife Mary, our former Secretary, has also been injured, and has moved to live with their son.

- Shannon is speaking with contractors regarding re-striping of the parking lot.

- Ron was contacted regarding an easement for the area outside of our permanent fence running alongside the western edge of our property, bordering Lyle Avenue. Our fence is inside of our property line, and the easement would allow them access to the area between the outside of our fence and Lyle Avenue. This easement would not transfer any property to the Country Club or its neighbors, simply allowing access.

- We no longer have a supply of parking stickers, so Chip explored getting a new supply of stickers printed. A vendor named Stomp Stickers had the most affordable pricing, approximately \$ 140 for 250 stickers. These would be affixed to the front window of each permitted vehicle, as are current stickers. A request was made to accommodate those who would prefer to hang their permit from their rear-view mirror, as we should also buy some clear sleeves to provide for this. This was approved unanimously.

- Former board member Josh Payne provided Chip with a 2022 contact list of owners and tenants, which while out of date in a number of cases should provide useful information for an updated contact list, so that the board may reach out via email or text to the community with any urgent business. If owners could provide Chip with any updates, it would be appreciated.

- We have updated the CCV website with the current board names with the help of Aztec Media. The board will contact Aztec Media for a strategy to implement ACH payments of dues via the website, while tracking the names of the owners/renters and their unit numbers.

- Shannon is obtaining bids from weed control companies for treatment throughout the complex.

## **Questions and Concerns:**

The meeting was opened for owner comments and questions. It was agreed that in addition to bidding out for weed treatment and tree maintenance, that we also bid out pest control to deal with the infestation of ants around the pool.

Those owners who had specific concerns asked to speak with the board privately, and that request was granted, regarding repairs to their unit.

## **Next Meeting**

The next meeting date will be determined and communicated to owners through the CCV website.