

Country Club Villas Homeowners Association
Monthly Board Meeting
June 12, 2018 Poolside at Complex

Call to Order: 6:05 PM

In Attendance : Board members ... Pete Witzemann (presiding), Grady Griffith, Nancy Kester, Mary Pappas Owners: Dalene Meek, Shirley & Bob Beasley, Joan Hourihan, Peggy Puckett/Bookkeeper,
Manager: Taylor Livingston, Outside Contractor: Ron Pryor

Meeting was called to order. Minutes of May meeting were approved.

Financials for May 2017 were presented. Balance in the bank on 5/31/18 was \$162,100.73. Financials were accepted by unanimous vote.

Manager's report was presented. (much of which is covered in New business below)

Old Business:

- A. Witzemann updated everyone regarding the litigation with DeVecintis. Thrower is out of town.
- B. Basin Roofing is almost finished with Unit #6. Suggestion was made that we withhold final payment until the roof mounts for satellite dishes have been set in place on all completed buildings (Units 10, 11, 12, 15 and 16) except for #6. Pete will follow up with a call to Basin. 3rd Quarter statement will include notification to owners of those units. Taylor will work with those owners and their service providers to ensure that all are complying and none are allowed to leave dishes/ skids sitting on the roof. Roof mounts on Unit #6 will have to wait until the stucco is completed and roof is inspected.
- C. Basin's response to our request for them to complete the work on the cricket for Unit 8A and 9A was to bow out completely on the work. They have too many jobs and too few crew. Pryor will start work on those projects next week.
- D. Building #3 water line/corporation valve replacement... mgr was told to schedule the work
- E. Manager has figured out how to operate the ORP on the hot tub. An ORP has been installed, is operational and has been inspected.
- F. Board agreed that the wood trim around the front doors and the garage doors will be wood rather than using the metal trim. That way we should have enough metal trim to finish out the remaining buildings. Pryor estimated \$220 per garage door.

NEW BUSINESS:

- A. Board **VOTED** to make a one time donation of \$100 in memory of Gary Graham to Noonday Civitan Scholarship Fund, PO Box 1573, Farmington 87499.
- B. Board **VOTED** to approve the bid from Sun Glass to repair the damage that was done to the windows at 15C by the outside contractor working on the metal trim last year.
- C. Manager reported that: Unit 19 was treated for termites, Unit 6 is ready for stucco, pool and hot tub are open and working fine, diaper changing station has been installed, metal trim job on #7 is progressing, swamp coolers on Unit 5B and 19C caused the roof and ceiling damage, golf cart seat cover has been ordered and mgr completed repair work on the cart, weeds on Lyle have been poisoned, Ian is continuing to treat the perimeter fence with penefin. Pryor removed the a/c unit from building 7C and disposed of it. Tree growing close to 5B will need to be removed as well as a lot of small shoots around the complex.
- D. Owners expressed interest in getting a bulk pricing on evap cooler replacement. Infor will be posted on the website with Joan Hourihan offering to coordinate the effort. Pryor indicated he would be interested in bidding the job to the owners .

Next meeting will be Wed, July 11, 2018 Poolside at the complex at 6PM

Meeting adjourned: 8:30 PM

Minutes prepared by : Peggy Puckett