

**Country Club Villas Homeowners Association**  
**Monthly Board Meeting Minutes**  
**Farmington Library**  
**Tuesday, Jun 11, 2019**

Meeting called to order 5:03PM. In attendance: Board members: Peter Witzemann, VP; Grady Griffith, Secretary/Treasurer; Nancy Kester; Janis Stefl; Manager Taylor Livingston and owner Shirley Beasley.

Financial Report (EOM) was presented. As of 5/31/19 the CCVHOA total bank balance was \$148,304.45. This includes: \$19,949.93 in general funds; \$30,081.58 for roof assessment; \$76,244.01 in the Reserve Account; \$5,558.06 carryover for landscaping; \$5,000 Pressure Reducing valve (PRV) carryover; \$4,289.42 Repair/Reseal carryover; \$4,081.45 Suspense/litigation; \$3,000 for W/Line and valve replacement carryover, and \$100 in petty cash. Financial report was **approved** as presented. Additionally \$35,000 has been set aside for litigation resolution under Liabilities.

Minutes of the May meeting were reviewed and **approved** as presented.

Highlights of Manager Report:

- a. The following roof leaks were repaired by A1 All Weather Roofing: 18B, 8A, 11B, & 20B and they will start roof replacement on building 5 in approximately 2 weeks depending on the weather. The board will need to make a decision on how it wants to repair the roof leaks on 7C & 7D
- b. Ron will start on the crickets on units 11A in about 10 days.
- c. The hot tub cover will have to be replaced before winter. Cost will be \$400 to \$700.
- d. Pool ORP was installed and working correctly. Pool passed inspection and was open on 5/24/19
- e. Ian has been treating the exterior fence on both sides until that project runs out of funding.
- f. Elm tree that had sprouted inside patio area of 9C was removed. And the vines growing up the outside wall of 20B have been cut down
- g. Larry's Pest Control has treated the honey locust for borers and fertilized them again this year as they did last year. The locust trees look much better this year. Will discuss need for additional treatment for funding in 2010. They also sprayed the bushes and shrubs in the complex.
- h. Five verbal warnings, two written warnings and one \$50 fine was issued this last month.

**i. OLD BUSINESS**

1. No further information received regarding litigation.
2. Manager is to schedule water line and corporation valve replacement for building 1 with B&D Plumbing. Once that is complete and the driveway has been repaved building 8 water line and corporation valve will be replaced. Funds have been budgeted for this project and that will complete the lines and valves replacement on buildings 1 thru 8. Leaving buildings 9, 10, 12, 13, 15 to be repaired. (16 thru 20 were replaced in previous years)
3. Tile floor replacement in the bathhouse has been tabled for discussion until later in the year.
4. A1Roofing evaluated the roof leaks and determined that it would be cheaper to replace the roof of 7C & 7D with the membrane. It will cost almost as much to repair the old existing roof, so the HOA would save money in the long run to go this route. The quote we received from A1 to replace 1/2 of the roof of building 7 (units C & D) was approximately \$10K. The board **approved** this repair. If money is available before the year end the rest of building 7 will get new membrane roof instead of building 3 which has been deemed "stable" by A1.

**NEW BUSINESS**

Time for pyracantha trim along Villa View

There being no further business the meeting was adjourned @ 6:10 PM.

Next meeting will be held **TUESDAY** Jul 9, 2019 @5:00 PM at the Farmington Library

Submitted by:

Grady E. Griffith, CCVHOA, Secretary/Treasurer