

MINUTES
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION
REGULARLY SCHEDULED BOARD MEETING

Date and Time:

Wednesday, June 14, 2022, at 6:00 p.m.

Location:

5200 Villa View, Farmington, NM 87401, pool side

Board Members Present:

President-Josh Payne
Secretary-Cathy Marquez
Member-Nancy Kester 18A

Others Present:

Janette Griffith 1B	Shirley Beasley 8A
Marylou Jourden 1C	Joan Hourihan 9C
Madeline Ward 6A	Carolyn Smith 18B
Maggie Fry 7A	Heidi Sanchez 19D
	Joslyn Bass 20A

Meeting called to Order:

At 5:59 p.m., the President called the regularly scheduled meeting of the Board of the Country Club Villas HOA, to order, at 5200 Villa View, pool side, Farmington, NM 87402

All present introduced themselves.

Approval of Minutes from prior meeting:

Minutes were previously approved via email vote. There was a motion by Nancy K to accept the Minutes. Cathy M seconded the motion. All votes = Ayes.

Financial Report:

- Josh passed out a Balance statement and an Income and Expense Report for members to peruse. He noted that Net Income YTD was \$125K
- He stated that the next \$1,000 roof assessment is due Jan 1, 2023. This year's assessment is the second of 3. The 2023 payment will be the last one due.
- Nancy K made a motion to approve financials. Marylou seconded the motion. Vote: All Ayes. Opposed, none.

Managers Report: The President gave the Manager's Report:

Ground patrols are happening daily.

POOL

- The President informed us that the pool pump is here. However, it came in incomplete (a part was missing). He will be meeting plumber at 8:00 a.m tomorrow (June 15). He described how the PVC pipe needs to be moved and that a new chlorinator is to be installed.
- Joan H asked if we called for an inspection of the pool or to get a Certificate of Occupancy (to operate a pool in a condominium). Josh said he would look into whether this is needed, report back and get one if needed.
- The President announced that the hot tub is clear for use. He noted that soon we will have an arm for the jacuzzi top.
- A question was posed regarding the use of the pool pass by family members who do not reside at CCV. The President authorized the use of the pool pass by non-resident family members.
- Madeline W and Janette G inquired about getting their pool pass or getting it to work. They were told to contact Rishawn.
- Josh said he will make it a priority to cut off pool privileges to those behind in dues.

GRASS - Josh reported that the sprinkler system is working. Various members pointed out that there are still spots, in the lawn, that need attention. Two bushes near unit 2 were specifically mentioned. Josh said he will have Rishawn check the drips when he turns on those particular sprinklers. A dead bush by the golf cart gate was also pointed out. Josh said he would have Rishawn remove the dead bush.

DRAINAGE BLOCK by building 5: Josh presented the bid from C & J to clear the drainage. It came to \$2,500.00. C & J will perform what they call Hydro Excavation. Josh will schedule this work.

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UMBRELLAS at pool were discussed - Josh will put a reminder on the website, for residence to crank down umbrellas if the wind is up or when they leave. He will also mention that the last ones in hot tub, for the day/night should put the jacuzzi cover back on the hot tub.

ROOFING:

Josh relayed that a contractor by the name of Powerwall is doing the Parapets; Sherwood will do membranes of the roofs.

The President announced that Unit 20 was added because of an active leak. One of the other four previously schedule units, either 9, 1/2 of 13, 14 or 17, will be bumped to the next year. There was an inquiry on whether Unit 20, plus those already scheduled could be done this year. And, if not, whether it was a matter of money or the contractors schedule. Josh will look into that.

LITIGATION/NEGOTIATIONS regarding old roof work. Josh said that the roofs on 3A + 8B were awful. He indicated, that the other roofs were fine and are under warranty. Josh is working w/ Basin's insurance agent to settle the claim.

8D RENOVATIONS are coming along

- Josh reported that the cabinets and counters have been ordered. They will be installed by Rishawn.
- Blinds are on Josh.

OLD BUSINESS

None - covered in Managers report.

New Business

*Electrical Panel - The President briefly explained the problem with our old/outdated electrical panel at the pool house. It was noted that this electrical panel controls more than the spa and pool. Josh presented a bid from High Desert Electric. The bid was high, at about \$5,000. Josh disclosed that he is friends with the owner of High Desert and has asked the owner to "sharpen his pencil". Rishawn will be directed to get 2 other bids for board to consider before any contract is entered into.

While on the subject of the electrical panel, members brought up the lights on the property. They are concerned because sometimes, when the lights do not need to be on, they are on (wasting electricity). And, sometimes in the night, when the lights should be on, they are not on. They opined that this could be dangerous. They think we should get a system that is programable, for both safety and conservation of energy. Josh assured the members that the new box would have the capability to have a timer for the lights.

*Josh reported that he will apply for a credit card for Rishawn. The credit card will have a limit.

*Additional business from other board members.

- Carolyn Smith asked "why don't we have recycling?" Options for recycling were discussed. Josh said he will check into our options and report back.
- Maggie F inquired about when stucco problems/patches will be repaired. She said it was last done about 2 years ago. Josh said _____.
- A member reported that the wall between 8D and Dalene's unit is falling down. Josh will have Rishawn take a look at it and fix it.
- The topic of garage/rummage sales was brought up. Safety relating to street traffic being invited in was discussed and seemed to be a deterrent to the topic. It was determined that individuals are allowed to have garage sales.
- It was reported that there is a bush that needs to be cut back(by unit 1B). Josh will get Rishawn on it.

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- Janette G asked if she could have emails of all the items that are posted on the website. She disclosed the reason why she can not be on the website. Josh said he could do that. Janette provided her email to Josh.

Janette Griffith made a motion to adjourn the meeting, which was seconded. Vote - all ayes.

Next meeting TUESDAY, July 12th 6:00, poolside at the CCV.

Meeting adjourned by the President.