

MINUTES

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

DATE: 6/11/2024

MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 7:02 BY JANIS STEFL, HOA BOARD PRESIDENT.

IN ATTENDANCE

BOARD MEMBERS: Janis Stefl President 19B, Randal Mason Vice President 9B, W Joseph Hourihan III treasurer 9C, Mary Pappas Secretary 13A.

MANAGER: Mike Gordon 8D.

OWNERS: Kathy and Bill Owen 8A, Janette Griffith 1B, Gus Pappas 13A, Vickie Phillips 19A, Mike McAliney 5B-7C-13C, Marty Tilden 6C..

MINUTES

The minutes from the May meeting have been approved and posted on the HOA website. ccvhoa.net

REPORTS

Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Statements for May.

Mike presented a report of duties performed from May 30 to June 10 along with an extensive lists of warnings and fines.

NEW BUSINESS

- Once a week a member of the board will walk the grounds with the manager. The manager and the board member can each point out areas that need attention. This was done successfully in the past.
- The chlorine filter needs to be fixed or replaced. This has not been functioning for two years.
- Representatives from Catalina Pools will check the in-ground spa. They believe it can be restored to work properly. Hopefully the on-ground spa can be fixed well enough to sell.
- ABC Cleaning will work on the sprinkler system to restore water to dry areas. There are also spots that are too wet and fail to dry out properly,
- People commented positively on the new pool awnings. They were purchased at Albertsons for under \$50 as opposed to Lowe's for \$300.

OLDBUSINESS

- We are still paying for APPFOLIO which should have been cancelled at the end of the year by the old board. We are notifying them that we are ending payments.
- There are several people behind in paying dues. The accountant will provide a list of people who have not paid for 30 days. Board members will then be assigned members to call.
- Board members will meet with the Risley Law Firm on June 18. We have asked to meet with an attorney.
- Reserved parking is \$20 a month. One lady has not been charged for a year and will start payments in June. Reserved parking is limited on the West side of the complex. Residents who want a reserved spot must get their name on the reserved list which will be placed in the order presented.
- The roofers have to fix an area around the coolers so they will drain properly. They also need to restore the area around refrigeration units that were sealed in by the roofing material.

COMMENTS AND CONCERNS.

- Fewer people are walking their dogs out of the complex.
- Janette Griffith wants a bush taken out.
- Janette's feral cat is still a problem as it will not go in the cage even though food is placed inside. She is concerned that the cat will not allow her to feed the birds.
- Mike Gordon made favorable comments about his position as manager of CCV. Members present also praised Mike's excellent work.

The next meeting will be held July 9 at poolside if weather permits.