

# MINUTES

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

June 10, 2025

The meeting was called to order at 6:00 pm, and adjourned at 6:28 pm, by Janis Stefl, President.

### **Attendance:**

#### BOARD MEMBERS:

Janis Stefl, President

Mary Pappas, Treasurer

Lori Thurstonson, Secretary

#### MANAGER:

Devin Kriegshauser

#### OWNERS:

Shirley Beasley 9A, Janette Griffith 1B, Gus and Mary Pappas 13A, Marty Tilden 6C, Lori Thurstonson 14A, Vickie Phillips 19A, Linda Ansley 17A with Janeen Davis, David Brown 11A, Chip Hovrhon 9C, and Kathy and Bill Owen, 8A.

### **Reports:**

- MINUTES: The Minutes of the June meeting were approved and posted on the association website [ccvhoa.net](http://ccvhoa.net).
- FINANCIAL REPORTS: Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Report for May;
  - Janis addressed the -\$1,113.22 figure on the Recon Summary. It was an uncleared check to our new manager, Devin. This was most likely a timing crossover.
- MANAGER'S REPORT: Devin presented copies of his Manager's Report;
  - All pool maintenance, state inspections, and Devin's CPO pool operator certificate have been completed, and the pool is open and looking great. Devin mentioned that the pool ORP system, which automatically feeds chemicals to the unit, will be updated shortly. Devin reported the east pool gate is still not completely self-closing as needed, and new hinges are on order with Viking Fence.
  - Other general topics reviewed, including old business completions. Owners commented on the wonderful job Devin is doing and in such a timely fashion. He was thanked for his diligence and hard work.

### **Old Business:**

- Janis reported our surplus bank funds were in good shape, and we are above the amount compared to prior years. The city utility bill was paid and is now current.

- Janis explained that the attorneys at our insurance company were not responding or assisting with the outstanding dues owed by 20A. Janis stated that an email from the law office showing their correspondence to our insurance had been requested in order to show proof of work performed on our behalf. The Board is currently looking for a new Albuquerque law firm to assist us.
- Devin reported we are waiting on parts to begin repairs to the Jacuzzi and estimated a week on the parts delivery.
- The roof leaks at 7C and 12B are being addressed.

### **New Business:**

- Sprinkler zones and schedules were reset and are working properly.
- Devin has moved into 8D and can now be contacted on the HOA phone, 505-327-1005.
- Janis asked our new Secretary, Lori Thurstonson 14A, to introduce herself and was thanked for accepting the position.
- Janis stated Devin will sweep the parking lots, and the designated lot lines/stripes will be repainted. Also, the potholes have become larger this year. The Board and Devin will investigate repairing with actual tar, rather than the spot repairs through Lowe's products.
- The Board will view the facility and begin a list of stucco repairs needed. The list will be compiled based on priority, showing the highest needs of each unit down to the lowest. This will help with budgeting those repairs on an as needed basis.
- Devin is beginning the process of pulling any dead plants/bushes and replacing those as needed.

### **Questions and Concerns:**

- There was a discussion regarding the negative figure of -\$17,476.86, as listed on the balance sheet. It was suggested this negative figure did not comply with financial reporting rules. Listing this figure with a negative sign (-) in receivables suggests we overpaid something. Janis explained the negative asset of -\$17,476.86 was not actual overpayment, but were late fees/dues to the association. Janis will review this concern.
- A discussion started concerning the restriping of the parking lot, emphasizing the necessity to maintain a specified number of parking spaces available for visitors. Many agreed and noted this concern was stated in the covenants.
- Janis stated that Randy Mason, former Vice President, has resigned from the Board as of this morning and that this position is currently open.

The meeting was adjourned at 6:28.

The next meeting will be on Tuesday, July 8 at Poolside, weather permitting.