

MINUTES OF MEETING

Country Club Villas Homeowners Association (CCHOA) Board Meeting

June 12, 2026

The meeting was called to order at 6:01pm, and adjourned at 6:50pm, by Hanna Bone, President.

Attendance:

BOARD MEMBERS IN ATTENDANCE:

Hanna Bone, President
Gina Gomez, Vice President
Chip Hourihan, Treasurer
Vicki Phillips
Ron Dalley,
Wes Jorgensen 5C & 18C (joined session via Zoom)

BOARD MEMBERS NOT IN ATTENDANCE:

Cathy Marquez, Secretary
Maggie Fry (had given her proxy to Chip Hourihan)

New Business:

- Chip Hourihan presented a number of revisions to the rules, which mostly dealt with the issues regarding requiring people to park at least one car in their garage, which we can't require, and dealt with other issues like fines that were written incorrectly and numbering that was nonsensical in places. Maggie had given a great number of notes, and we agreed on all of the terms. Hanna had prepared written notes, which she passed to Chip, but did not object to the changes. The Rules were approved in the session, and signatures were collected from Chip Hourihan, Maggie Fry (via Chip Hourihan's proxy), Ron Dalley, and Vicki Phillips. As Wes was not physically able to sign, he will be contacted via email for his signature. (Hanna Bone and Gina Gomez left without signing, and will be approached for their signatures).
- Chip Hourihan updated the board on the status of the pool.
 - Completed work on the pool: We had a leak in the bathroom wall, which would have caused us to fail the city pool inspection. We called Shiprock Plumbing, and they repaired the damage, which was extensive due to rot. They tore out a wall, replaced a sink unit, and now the bathrooms are better than before. Total cost, all in: \$6599.53
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 - Not yet completed work on the pool: Three issues
 - 1) Water filter shutoff unit not functioning. Have ordered replacement unit (about \$750), which will arrive on Saturday, and hopefully will get installed on Sunday by Caleb from Jone's Aquatics.
 - 2) Ph and Chlorine levels are too high, and our testing unit is out of date. Chip ordered a new test unit kit, which should arrive today..
 - 3) As a result of 1 and 2, we failed the city inspection, and need to schedule a new inspection once 1 and 2 are resolved.
 - Most likely time projection to an open pool: another week.

- Sprinkler system
- Jake from J&S Service knows the unit, and came by to inspect it today. The Rain Bird unit is fine, which saves us a major expense, but there is a leak in the line leading to the electrical box near the NW corner of the pool, which is most likely causing the short. Chip recommended that Jake should repair the leak in the line causing the short. This was approved. Jake is planning an inspection visit next week for \$50 to give us a full estimate for the work.

- Repair requests, all of which came from Shirley on behalf of Janette, Charlene, and Rosie Soto, mostly for tree/bush trimming. Chip stated that these might best be handled by Jake from J&S. The board asked if these trims could instead be handled by Shannon.

- Parking passes
- Chip ordered and received new parking passes, and have prepared a new form to request passes, which aims to collect more contact info (email and phone) from both owners and renters. Passes, holders, and form were approved.

- Utilities
- Bills from the city for water, trash, and power are now set up for automatic ACH payment, which is good because the city often send out bills and disconnection notices in a very short timeline, and we get three separate bills. The gas company bill has also been set up for automatic payment.

- Pool cover
- Maggie suggested a pool cover on a wide reel, to both keep leaves and other debris from the pool surface, as well as maintaining water levels and temperature. This would be used overnight, and Shannon would operate it. We spend a great deal on water to the city for the pool, and cutting back on water loss while maintaining pool temperatures would most likely be a major cost savings. The cover plus the reel should run about \$200. The board expressed doubt about the cost savings in water and heat that the cover would generate, and that the time required to cover the pool in the evening and uncover in the morning might be more time consuming for Shannon than simply skimming the pool. Ron said that in his experience exterior pool covers rarely last more than 2 seasons. The board voted against the cover.

- The board discussed the best practices for managing CCVHOA email account, especially in terms of dealing with the requests from realtors and mortgage companies regarding the sale of units, often demanding documents. Ron proposed creating a set of standard documents on the CCVHOA drive to be given out for such requests. This would require editing the monthly financials so as to not pass on sensitive financial data about residents to outside parties, and only passing on our P&L and deposit amounts.

- Chip Hourihan's remarks concluded, and Hanna Bone now spoke. She informed the board that she will be moving to Montana in early July, and for that reason will be resigning for the board. She presented a letter of resignation, which was loaded to the CCVHOA drive,