

## **Country Club Villas of Farmington Homeowners Association Board Meeting**

Meeting was called to order at 6:30 pm, **July 6, 2010 at the condo pool side.**

The following Board Members were present: Daryl Leeper, Don Carlson and Peggy Puckett and Pete Witzeman.

Managers, Patricia and Charles Jones and owners Kris Dixon, Shirley Beasley and Kathleen Gross were present as well.

The minutes from the previous meeting were submitted. **Minutes were approved.**

The financial report was presented by Peggy Puckett. Bank balance at the end of June (including the reserve fund) was \$48,763. Total assets were \$109,749. Motion was made to accept financials as reported. **Motion passed**

**Managers report** was presented by Patricia Jones. Highlights of the report were as follows.

- Managers will be moving to 8D by the end of July.
- There have been no additional reports of rodent type varmints digging holes in the area.
- Pool repairs including lighting and peeling paint below the water level have all been repaired. Pool was open again within 4 days of closing.
- Managers are trying to ascertain the identity of the individual driving a red ford Ranger extended cab pickup who backed into the garage door at 19D. Residents are asked to call the manager if they have any information regarding the incident.
- Roof leaks resulting in rain damage have been repaired.
- New fence section behind 16A is in place. Managers were instructed to see that they are set up on a schedule for treating them with oil to extend the life of the fence.
- Managers obtained another bid (\$45 per garage door) for repairing damage to trim. They are still trying to schedule the work to be done.
- Mgrs recommended that the pine tree on the east side of the pool be removed.
- Palomino construction submitted a bid to do repairs as needed to the wing walls behind 13A and 19C
- Mgrs suggested that Board add line item to the 2011 budget for repairing small amount of pool apron.
- There were three violations due to tenants not observing condo rules. All were quietly resolved.

Discussion from the floor centered around the letter from owner of 11A regarding association insurance to protect the owner from any liability resulting in the occupancy of that unit by the managers of the condos. Board agreed that the subject was irrelevant since the managers are moving to 8D which is owned by the association. Other comments made by owners in attendance regarded the unsightly appearance of upstairs windows in several units. It was suggested that we mention this to owners and encourage them to repair the vacuum seals if necessary.

The next meeting was scheduled for Wednesday, **Aug. 4th, at 6:30 PM** at CCV Pool Area.

Meeting adjourned at 7:30 pm.

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Secretary: Peggy Puckett

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President: Daryl Leeper