

Country Club Villas Homeowners Association
Monthly Board Meeting
July 10, 2018 Poolside at Complex

Call to Order: 6:00 PM

In Attendance : Board members ... Pete Witzemann (presiding), Grady Griffith, Nancy Kester, Mary Pappas, Janis Stefl Manager: Taylor Livingston, Outside Contractor: Ron Pryor

Meeting was called to order. Minutes of June meeting were read and approved.

Financials for Jun 2017 were presented. Balance in the bank on 6/30/18 was \$135,823.50. Financials were accepted as presented.

Manager's report was presented. (much of which is covered in OLD business below)

Old Business:

- A. Witzemann reported that he did not receive any new information from Atty Thrower. He will contact for information and let the Board know the status.
- B. Basin Roofing is finished with Unit #6 except inspection. (dish mounts have been installed)
- C. Only one response to the note included in 3rd Quarter statement with notification to owners of units in buildings 10, 11, 12, 15 &16 that have satellite dishes. The note instructed the owners that all dishes on the roof must be relocated. Taylor will work with those owners/tenants and their service providers to ensure that all are complying and all dishes are mounted on the parapet mounts properly and dish skids removed from the roof.
- D. Ron and crew completed cricket on unit 9A .Over time the leaks around the chimney created extensive damaged that had to be repaired.
- E. Building #3 water line/corporation valve replacement was delayed due to numerous contractor activity in the complex
- F. Miscellaneous stucco repairs were started on Tuesday since Bldg 6 stucco project was complete. Stucco of chimneys of 8A and 9A will be completed some time this week.
- G. Ron said he would get started on the wood trim of Bldg 6 next week.
- H. Taylor and helper started trimming the pyracanthas on Villa View.
- I. Manager took the CPO training in Durango and is now a certified CPO. He mentioned some issues that were discussed at the training that could impact our gates on the pool. He will research some options to mitigate these concerns.
- J. Discussion by members of current unit occupancy limitation. Pete will contact Atty Thrower for input as to our ability to enforcement the limit of 3 persons per unit and options that the Board can take to ensure compliance.

NEW BUSINESS:

- A. Email received from owner of unit 2A reviewed and discussed. A letter will be drafted to the owner giving direction to his questions/concerns.

Next meeting will be Tues Aug 14, 2018 Poolside at the complex at 6PM

Meeting adjourned: 8:30 PM

Minutes prepared by : Grady Griffith, Secretary
CCVHOA Board