

Country Club Villas Homeowners Association
Monthly Board Meeting Minutes
Farmington Library
Tuesday, July 9, 2019

Meeting called to order 5:03PM. In attendance: Board members: Peter Witzemann, VP; Grady Griffith, Secretary/Treasurer; Nancy Kester; Janis Stefl; Manager Taylor Livingston and owners Linda Ansley; Steve and Malissa Owen.

Financial Report (EOM) was not available.

Minutes of the May meeting were reviewed and **approved** as presented.

Highlights of Manager Report:

- a. New membrane roofing should be finished on building 5 by the end of July. Sosa stucco will start as soon as A1 is finished. Membrane has been ordered to replace the the roof of 7C & 7D
- b. 11A and 18D wing walls are unstable and Ron will work a quote to stabilize and give to Taylor.
- c. Chimney crickets have been completed on 6A and 11A. These were two of the urgent repairs and the budgeted funds for 2019 has been spent. Repair on 1A is not urgent and will be delayed until it must be repaired or until it can be budgeted in 2020.
- d. Pine needles removed from roofs of 1A, 10A, 20A & 20D.
- e. Hot tub heater quit and Pete's Plumbing replaced the heater with the one we bought earlier in the year.
- f. Pool chlorinator started leaking but replaced with new gaskets.
- g. Painted several red lines on uneven sidewalks to caution people of uneven areas.
- h. Two warnings given for parking incorrectly and warned unknown vehicles parking without permits

OLD BUSINESS

1. No further information received regarding litigation.
2. Manager is to schedule water line and corporation valve replacement for building 10 with B&D Plumbing. Buildings 1 & 8 will be scheduled late in the year if there are funds available, or will be budgeted in 2020. This leaves buildings 1, 8, 9, 12, 13, 15 to be repaired. (16 thru 20 were replaced in previous years)
3. Unit 2A removed the unauthorized sail cloth above the front patio as the board instructed, but the eyelets were not removed. Board instructed the Manger to remove the eyelets and schedule stucco repairs.
4. Tile floor replacement in the bathhouse has been tabled for discussion until later in the year.

NEW BUSINESS

1. Board discussed parking fines and instructed the manager to issue warnings and fines equally to anyone not following the parking rules

There being no further business the meeting was adjourned @ 6:20 PM.

Next meeting will be held **TUESDAY**, Aug 13, 2019 @5:00 PM at the Farmington Library

Submitted by:

Grady E. Griffith, CCVHOA, Secretary/Treasurer