

July 13, 2021 6 pm

Call to order Country Club Monthly Villas Board Meeting, held at the pool onsite.

Attendance: Pete Witzemann, Loni LaBossiere, Nancy Kester, Carolyn Smith, Greg & Pam Anderson, Amy Carlson, Dalene Meer, Janis Stiefl, Melissa Owen

## Minutes

Financials: Motion to accept financials made by Janis. 2<sup>nd</sup> by Amy Carlson

## Managers Report

1. Pool Open
2. Sewer line Bldg 18-19 low grade for drainage. Possible fix to add pumps Approx \$15k-\$20k. Go to City of Farmington to see if they are liable. Decision to replace one water line around Bldg 1.
3. Landscaping complete in front of Bldg 19, Bldg 20 in process.
4. Garage door seals are in the process of being replaced.
5. The roof repair 11D is complete
6. Sherwood foam roofing is scheduled to be here the week of the 19<sup>th</sup> to finish Units 8C, 8D, 7A, 7B
7. Water shut off for about an hour on Friday 7-16-21 to replace valve in 8C
8. Pine trees looking better. Possible removal of 1 in the near future approx. cost \$1200 to cut down.
9. Loni asked Taylor to add to Managers report all the Incidents or Requests for Repair to each report in the future.  
Motion to accept Mgr report made by Loni, Janis 2<sup>nd</sup>.

## Old Business

- A. Flat roof project update – previously discussed above.
- B. Hot Tub repairs – No update. Still trying to find someone to fix.
- C. HOA unit garage door/front door policy – Rules and bylaws sort of contradict each other. Article III – Pg 18 then look at limited common areas (which fall under rules and regs) Pg 14 repairs by homeowners, last pg repairs by HOA. Caviat HOA reserves the right of maint refusal that is to damaged. Bylaws take precedence so HOA is responsible for the doors. Unless, the owner does not report. Reference Pg 15 “Repairs by the HOA”
- D. Delinquent accts/liens/letters to owners
  - a. Set a \$1000 limit for past due accounts to file liens.
  - b. Carolyn Smith
  - c. Letter sent out March 1<sup>st</sup> regarding skylights and additions are the responsibility of the owner. HOA not responsible. BOARD TO DISCUSS SITUATION ON 18B.
  - d. ELECTRONIC PAYMENTS – PUT YOUR NAME IN THE MEMO AREA WHEN YOU MAKE PAYMENT.
- E. Buildings 16, 17 & 18 sewer line repair

#### New Business

- A. A-1 Roofing Unit 8B issues/update
  - a.
- B. Signage / items attached to stucco walls
  - a. Welcome sign attached into the stucco. HOA owns outside of the buildings. Water enters holes put into stucco or metal siding. Board to send letter out stating NOTHING TO BE ATTACHED TO STUCCO OR METAL. HOA WILL NOT BE RESPONSIBLE FOR WATER DAMAGES.

#### Additional Business

- A. Windows – vinyl windows discussed.
- B. Late fees for Special Assessment. Bylaws state June 2019 state 15 days late. Special assessments are late it will be charged late fee. Future special assessments will be sent on a separate invoice.
- C. The mortgage lenders want a 10% annual budget line item (\$23,000.00). In their opinion if the HOA institutes this line item it will help sell condos at a higher market rate as lower down payment loans will be made available by lenders.  
Presently there is 80K in our reserve fund with NONE designated.

Next Meeting Tuesday, Aug 10, 2021 6 PM

Meeting Adjourned