

MINUTES

COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION REGULARLY SCHEDULED BOARD MEETING

Date and Time:

Wednesday, July 12, 2022, at 6:00 p.m.

Location:

5200 Villa View, Farmington, NM 87401, pool side

Board Members Present:

President-Josh Payne
Vice President - Loni LaBossier
Treasurer - Leslee Beasley
Member-Nancy Kester 18A

Others Present:

Dalene Meek 8C, Greg Anderson 12D
JR Griffith, Madalyn Ward, Lyle Love 10B
Rae Esmiol 8D, Linda Ansley 17A
Janeen Davis Executor for 17A, Joslyn Bass 20A

Meeting called to Order:

At 6:05 p.m., the President called the regularly scheduled meeting of the Board of the Country Club Villas HOA, to order, at 5200 Villa View, pool side, Farmington, NM 87402

Old Business:

POOL: President stated that the pump is installed, Chlorinator is installed, everything is up and running. We expect to get the state's approval on pool soon. However, we do not have it on the jacuzzi, since it would require a restriction on temperature control by users.

Josh is receiving calls and emails from lender to complete questionnaires and provide information for prospective buyers in order to comply with loan requirements.

Josh had a meeting w/ Rishawn and did a walk through on property. They made a list of what needs to be done and will go through and get things prioritized.

Tree between building 19 and 20 is an urgent matter: We have 2 bids for the work on the trees. Loni asked if the price included them grinding the stump. Rishawn mentioned that he did not think the Tree Surgeon bid included that but they would cut it to ground level. Loni noted that grinding the stump was not stated on the written quote. Rishawn mentioned that he thought the Tree Surgeons were the ones to go with based on their professionalism, their response time and his interaction with them, plus they were the more economical of the two bids.

Priority is to get a walking path before school starts. Rishawn said he would be working on completing that project in the coming weeks.

PETS: Josh reiterated that the pet rule is pets are not to be seen, heard or smelled. There was a discussion as to whether we should tolerate pet owners being allowed to make a beeline to outside of the complex or whether we should stick to the rule of "no paws to the ground". Loni suggested if we are going to change the rule, we should change the bylaw regarding pets. It was suggested that we use an online survey service (like "survey monkey") to poll the owners for feedback on the subject and table any action until those results from the members could be received.

Drainage block by building 5 is cleared.

Nancy brought up the issue of trash. Rishawn brought up the fact that some people may place their trashcans out early and if the winds are strong that could be what is causing trash.

Table financials until we have June financials from Gwen, the CPA.

Board plans to have periodic meetings in between the monthly meeting to keep abreast of what is being accomplished. Josh agreed to stay in communication with the MGR and provide weekly updates to the Board on the routine events and actions that have been or are occurring at the complex.

Managers Report:

Lights are now working in parking lot by building 20.

Violations: There has been an increase of animal activity. Parking issues remain as usual.

MINUTES

COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION REGULARLY SCHEDULED BOARD MEETING

Rishawn reported that he has had issues with people sneaking in the pool late at night.

Pool up and running. State confirmed it is in compliance. Hot tub however is not in compliance. According to Rishawn's discussion with the State official, the prior board was made aware of this.

Pool passes: Viking was supposed to be here today. Rishawn has not seen them. Rishawn is making a list of who needs pool passes based on voicemails he is getting them.

Unit 8D - still working on electrical for washer and dryer. ETA is whenever High Desert makes it out again. He is also waiting for cabinets to be delivered.

Priority for Rishawn to work on:
Tree between 19 and 20
Walking path
Dead bush by the golf gate

A member brought up a smell from the bathroom/toilet. Josh directed Rishawn to take action on that.

New Business

Josh announced a campaign to get members to be able to pay their dues on line. The process is still being worked out.

Josh brought up the compliance issues with lenders. One of the items is that the HOA should have 10% of revenues in a reserve fund. We currently have a reserve account. We just need to make sure that there is always 10% in that account. Josh wants to work with Gwen to ensure a balance of 10% of revenues is allocated to the reserve account. Loni made a motion to allocate 10% of our regular monthly HOA-Dues revenues to the reserve account on a continuous basis. Seconded by Nancy. Vote all Ayes. Opposed, none.

Motion to approve the tree service bid from Tree Surgeons was made by Janette. Seconded by Nancy. Vote all Ayes. Opposed, none.

Loni will be leaving the Board. Thanks to Loni. Leslee will assist with monthly payments. Josh and Cathy will be working on a new budget template which can help us know if we are on track with spending.

A bit of history: 1st unit (all 4 units in building 6) was conveyed September 3rd, 1981.

ROOFING: We are two weeks out for Sherwood to complete unit 20. The two processes which consisted of the membrane foam and the stucco trim, used to be completed by one company. Currently, those two processes are bifurcated. Sosa will finish second half of building 14. Sherwood will follow them. Then to make scaffold movement minimal, they will jump on building 13. Total cost of this is much greater than the original quote given three years ago.

A member asked when her and another members roof was going to be completed. Rishawn reported that their roofs were complete as far as functionality. The roofs only need to have a final coat put on them. He said that, that final coat is just cosmetic. The members asked if they could get a certificate of completion and warranty information from the roofing contractor, for their units. Rishawn and Josh said they will get them a certificate of completion and the warranty paperwork.

Litigation: Josh reported that the insurance adjuster he has been dealing with just notified him that his insurance company was not the insurance company when the incident happened. He instructed Josh to pursue the matter with the insurance company that insured the roofing company at the time. Amounts were discussed. Josh said he thinks he had about \$40,000 in expense he is trying to get covered. Loni said the insurance company's last offer was \$19,000.00

A member asked what was the determination on the balcony/patios at 15A and 17A. It has been determined that the balcony was original part of the building. If the balcony is treated like a roof, there can not be human traffic on it. A member is concerned about a corner of that balcony that does not have drainage. Also that corner has a leak. She thinks if the 3 flumes were cut down, the water would drain.

MINUTES
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION
REGULARLY SCHEDULED BOARD MEETING

She also brought up certain border walls that are her responsibility and certain ones that are the responsibility of the complex. She asked that if when it is time for maintenance on the communal walls, if she could tie in the construction on the walls that are her responsibility. The President said yes, when the time comes, these things could be worked out.

She also discussed a Honey Locust tree that is in front of her complex. She requested that the branches that extend past her roof be cut? Josh said yes.

She also brought up a bug issue she is concerned about. Someone questioned whether they could be termites. Rishawn will take a look at it.

There was a motion to adjourn the meeting. Nancy seconded the motion. Vote - all ayes.

Next meeting TUESDAY, August 9th 6:00, poolside at the CCV.

Meeting adjourned by the President.