

# COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

Ending 2nd Quarter 2023 Board Meeting Minutes -Tuesday, July 18, 2023 6:00 PM

1. Call to Order 6:01 by Rob
2. Attendees:
  - A. Those who signed in were: Terry and Marla Hamilton 6A, Nancy Lester 18A, Linda Ansley 17A, Jansen Davis with Linda, Heidi Sanchez 19D, Charlene Davis 10A, Shirley Beasley 9A, Kathleen Gross 15D, Vicki Phillips 19A, Shawna Elthie, Marcia Graham 16A, Janette Griffith 1B, Fiona Ratliff 4A, Brandon Vincenti 3C, Janis Stefle19B
  - B. Officers in attendance: Rob Alvaro, President, Nancy Kesler, Vice-President, Loni LaBossiere, Treasurer, Cathy Marquez, Secretary
3. Approve Minutes from April 2023 and May 2023 Regular Meetings (minus financials)
3. Financials
  - A. Books are nearly up to date. Table approval of financials until books are up to date.
  - B. AppFolio is in full swing.
4. Managers' Report –
  - A. Shawna is working around complex. Pool maintenance and sprinklers are her priority.
  - B. Maggie is monitoring trash can violations and putting trash cans in the bone yard as needed.
  - C. Rob is fielding most phone calls
  - D. 8D status - Rob is completing renovations on 8D
5. Old Business
  - A. Flat Roof / Membrane Project Update
    - a. Progress of roof project discussed.
    - b. Budget of roof project discuss
    - c. Ceasing monthly roof assessment discussed
  - D. Search for Resident Manager still in progress.
6. New Business
  - A. None
7. Next Meeting - Time and Place TBD-CHECK WEBSITE
8. Meeting Adjournment - motion to adjourn was made and seconded.