

MINUTES

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

DATE: 7/9/24

MEETING WAS CALLED TO ORDER AT 6:03 AND ADJOURNED AT 6:47 BY JANIS STEFL, HOA BOARD PRESIDENT.

IN ATTENDANCE

BOARD MEMBERS Janis Stefl President 19 B, Randal Mason Vice President 9D, Mary Pappas Secretary 13A,

MANAGER Mike Gordon 8D.

OWNERS Shirley Beasley 9A, Janette Griffith 1B, Terry and Marla Hamilton 6A, Kathy and Bill Owen 8A, Chip Hourihan 9C.

MINUTES

The minutes from the June meeting have been approved and posted on the HOA website ccvhoa.net

REPORTS

Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Statements for June.

Mike presented a report of duties from June 12 to July 8.

New Business

- Woman walking dog in complex refused to give Janis and Mike her condo number. She told Mike it was none of his business and Mike replied that it was since he was the manager. Failing to report condo number and walking dog results in \$50 dollar fines. The woman's condo has been identified.
- Mike met with the tree removal person. One tree needs to be cut down and the other one can be saved by cutting out the lower branches.
- Residents are asked to get the license plate of those speeding in the complex and give them to Mike.
- Stickers will be issued to put on all cars of people living in Country Club Villas. The stickers are to be placed in the front window. People who do not wish to place sticker on window may place on a card inserted by the window. Stickers on cards can be used for visitors.
- Persons parking in reserved parking spots will be fined \$50.
- No more than two cars are allowed on the Country Club Villa Lot.
- The goal is to save \$30,000 each year so be used for future assessments.
- Gutters are to be cleaned out this week..
- W Joseph Hourihan has resigned as treasurer.

Old Business

- Work on 10C is completed.
- Quote from Catalina Pools for work on inground spa is \$6500.
- B&T plumbing will be contacted concerning sprinkler system. We will use them in place of ABC Cleaning if they are available.
- Waiting for word from Risley Law Firm concerning lien on 14B.
- All swamp coolers on the last 6 1/2 buildings are not completed. Roofer is refusing to work on refrigeration units. It may be necessary to sue the company.

The meeting was adjourned at 6:47 by Janis Stefl.

Minutes are approved by the board.

The next meeting will be held August 13 at poolside if weather permits.