

# MINUTES

## *Country Club Villas Homeowners Association (CCHOA)*

July 8, 2025

The meeting was called to order at 6:00 pm, and adjourned at 6:40 pm, by Janis Stefl, President.

### **Attendance:**

#### BOARD MEMBERS:

Janis Stefl, President

Mary Pappas, Treasurer

Ron Dalley

Cameron Tea

#### MANAGER:

TBA (Devin Kriegshauser has left his position)

#### OWNERS:

Shirley Beasley 9A, Janette Griffith 1B, Gus and Mary Pappas 13A, Marty Tilden 6C, Vickie Phillips 19A, Maggie Fry 7A, Chip Hovrihan 9C, Charlene Davis, 10A, Cameron Tea 14B, Ron Dalley 5A, and Kathy and Bill Owen, 8A.

### **Reports:**

- MINUTES: The Minutes of the July meeting were approved and posted on the association website [ccvhoa.net](http://ccvhoa.net).
- FINANCIAL REPORTS: Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Report for June.

### **Old Business:**

- The parking lot potholes can be repaired as soon as the temperature remains under 90\*. The asphalt company will be contacted once weather permits.
- Gutters need to be cleaned out.
- Leaking Roofs; two insurance companies have been given information regarding our attempts to remediate the improperly installed roofs that were done prior by Jace and Company.
- Roof repairs at 20B are being done by Four Corners Roofing.
- The jacuzzi needs a light and then will be ready for use.
- Late fees will be implemented on any HOA due that is received after the 15<sup>th</sup> of each month. If you are mailing in dues, please do so early. The late fee is \$50.00.
- The pool's east gate is currently being repaired and should be completed at the end of today.
- Pool Passes; anyone using the pool must have a pool pass. Please do not open the gates for others; allow others to use their own pass.

- Taylor is in the process of checking out the sprinkler system.

**New Business:**

- The pool will be maintained by a pool company for the remainder of the summer.
- There were seven buildings identified for stucco work this year.
- Re-stripping of the parking lot will begin once weather permits.

**Questions and Concerns:**

- A suggestion was made to widen several parking spaces near/at Building 6.
- Work orders can be submitted online or placed in the CCVHOA mailbox at 8D.
- Pool Parties; a discussion arose regarding pool parties. A fee of \$100.00 could be charged if over 11 people, a time limit, and keeping the pool open during the party for residents were suggestions given.

The meeting was adjourned at 6:40.

The next meeting will be on Tuesday, August 12 at poolside, weather permitting.