

Country Club Villas Homeowners Association
Monthly Board Meeting August 14, 2018 Poolside at Complex

Call to Order: 6:00 PM

In Attendance : Board members ... Pete Witzemann (presiding), Grady Griffith, Nancy Kester, Mary Pappas, Janis Stefl Manager: Taylor Livingston, Bookkeeper/owner, Peggy Puckett, Owners: Charlene Davis, Greg/Pam Anderson, Marcia Graham, Shirley Beasley, Gaye Reinhardt, Brian Wendeborn, Outside Contractor: Ron Pryor

Subsequent meeting of Board was held on Aug 23 at 6pm to reach a consensus on items D, E, F and G and approval of AVI as the new ins provider and decision to order new boiler for spa.

Meeting was called to order. Minutes of July meeting were read and approved. Financials for July 2018 were presented. Balance in the bank on 7/31/18 was \$135,513. Financials were accepted as presented.

Manager's report was presented. Some highlights:

1. 8A/9A chimney repairs completed,
2. wall near gate repainted,
3. units 7C, 19A & 15B have damage around garage door. 1C requested a letter stating what needs to be repaired
4. tree removal 5B
5. ORP is here ; needs to be installed
6. 3 units identified and notified that swamp coolers are leaking
7. a total of 10 warning were issued for trash cans, speeding and parking in resv spots
8. bushes and trees trimmed and 50 barrels of trimmings removed
9. vegetation being treated as recommended by S. J. nursery
10. irrigation leaks repaired
11. Exhaust fans in pool house need to be replaced **Board asked Pryor to take care of it and bill us.**
12. pool and front gate monitors being installed
13. storage of old records located and being re-boxed
14. Received bids for new flat roof from **Basin (\$42k), Magic (\$45k), A-1 (\$32k)**
15. researched pool gate latch system at other pools
16. septic backup at unit 17 (B&D was called and problem resolved)
17. pest control issues at 8D as well as hornet nest other locations
18. spa heater failure requiring filter cleaning more than usual
19. parking issues at 19B dealt with
20. weed outside complex and dead trees (hired someone to remove)
21. Cof F called about trees in power lines
22. 10A dish mount issues

Old Business:

- A. Witzemann reported that he did not receive any new information from Atty Thrower. He will contact for information and let the Board know the status. It was noted that if the HOA changes insurance carriers there might be some legal assistance available.
- B. Basin Roofing is finished with Unit #6 except inspection. (dish mounts have been installed) Owners have been notified by letter that they need to contact their providers for proper installation of dishes.

- C. Board instructed manager to proceed with the repairs to the main water line and corporation valve replacement at Bldg 3
- D. Pryor built const is ready to begin the structural trim on Bldg 5. (**Board voted unanimously to allocate funds from other line items so that this project can be started. Mgr will notify Pryor**).
- E. Unit 2D... Board agreed that Tenant and owner will be notified that they are in violation of the occupancy rule by having 5 people living in the unit. Additionally, owner is currently \$1,000 in arrears on dues and roof assessments. Tenant will be told to surrender parking and pool privileges immediately. Tenant and Owner will be notified that they have 30 days to comply. After 30 days, a \$100 fine will be imposed. If owner still has not complied after 60 days a fine of \$200 will be imposed. Board agreed (by less than a unanimous vote) that the fine will be doubled each 30 days thereafter. **Owner was informed of the occupancy limitations and his non-compliance when he bought the unit in Oct 2017.**
- F. **Unit 6C..** Board agreed that tenant will be notified that owner is \$1,000 in arrears on dues and roof assessments. Tenant will be required to surrender parking and pool privileges if **Owner has not met his financial obligations by Sept 15.**
- G. Unit 7C .. much discussion was held to decide how to handle the issue of the near-drowning on Sunday (8/12) when an unattended **underage child** was rescued by an owner who witnessed the child struggling to keep her head above water in the deep end of the pool after flipping over in her inner tube. Mr. Anderson spoke to the group and explained in detail the event that took place. **Board voted to fine the tenant (T.Murray) \$25 for rules violation. Board agreed NOT to get Child Protective Svs involved at this time. Letters will be sent to the tenant, owner and management company.**
- H. Unit 17B.. Board agreed that the tenant / owner / management company will be notified that occupant is in violation of the Occupancy rule. Owner will be given until Sept 15 to comply or receive a \$100 fine; fines will double every 30 days until owner complies. Tenants will be told to surrender parking and pool privileges. **Mgmt company was notified in July 2017 when they took over from Ind Cap that Ms Yazzie was in violation of the occupancy rule**
- I. Unit 2B.. New Owner... Mr Wendeborn addressed the Board explained that he does indeed have 4 occupants living in the unit. He bought the unit without knowledge of the occupancy rule. He explained that this is a temporary home for his family and that he plans to move to a house and will abide by the occupancy rule when he rents to tenants in the future.

NEW BUSINESS:

- A. Soren Jorgensen presented a proposal for A1 All Weather Roofing asking the Board to consider his company when the next flat roof project is begun in the Spring of 2019. His bid was for a 50 mil or an 80mil membrane product to be installed with all other aspects of the job to be comparable to the roof project currently being done by Basin Roofing. Bid was for \$26k or \$31k depending on the thickness of the membrane. He stated that the bid is good through 2019 and that any details not listed in the bid but currently being done by Basin will be included (ie roof mats and removal and replacement of clay tiles as needed to protect exiting roof)

Owner, Greg Anderson suggested that he help put manager in touch with Sherwood Brothers Roofing to obtain a bid for same project but with a different type of membrane (foam)

- B. AVI representative, Bill Fortner, presented a proposal for Property & Liability Ins. His proposal was prepared as an apples to apples bid with the HOAs current policy with State Farm. Bid had two options, with the Travelers option offering a no deductible clause under the liability claim and the co-ins being waived. **Note: Agent emphasized to the Board the importance of being sure all owners carry their own condo insurance and name the HOA as ALSO INSURED. Board voted unanimously to change ins carriers on Sept 1 going with AVI instead of St Farm.**
- C. **Manager was instructed to order new boiler for spa**
- D. **Manager was asked by multiple owners to display more of a presence on the property, introducing himself to tenants and owners and challenging pool users if passes are not displayed. He was also commended on the job he has been doing since he took over 5 months ago.**

Next meeting will be Tues, Sept 11, 2018 Poolside at the complex at 6PM

Meeting adjourned: 8:30 PM

Minutes prepared by : Peggy Puckett for CCVHOA Board