

**Country Club Villas Homeowners Association  
Monthly Board Meeting Minutes  
Aug 13, 2019, Farmington Library**

Meeting called to order 5:03PM. In attendance: Board members: Peter Witzemann, VP; Grady Griffith, Secretary/Treasurer; Nancy Kester; Janis Stefl; Peggy Puckett; Manager Taylor Livingston and owners Shirley Beasley, Linda Ansley; Steve and Malissa Owen; Charlene Davis; Kathleen Gross; and Tracy representing mother Laura Brinkerhoff - 9B)

**Financial Report** End of June (End of 2<sup>nd</sup> Qtr) presented: As of 6/30/2019 the CCVHOA total bank balance was \$148,115.28.+\$35,000 = \$183,115.28

This included:

General Funds -	\$26,130.09
Roof assessment -	\$27,646.58
Landscaping Reserve -	\$5,358.60
Pressure Reducing Valve -	\$5,000.00
Reseal/repair c/over -	\$545.05
Reserve Fund -	\$76,253.51
Suspense Litigation -	\$4,081.45
Water line/valve repair	\$3,000.00
Petty Cash	\$100.00

Additionally \$35.000 is set aside for litigation settlement under Liabilities.

Financial report **approved** as presented.

Minutes of the July 2019 meeting were reviewed and **approved** as presented.

Highlights of Manager Report:

- a) New membrane roof has been completed on building 5. Sosa will stucco the parapets this week. Membrane has been ordered to replace the roof of 7C & 7D
- b) 11A and 18D wing walls are unstable and Ron will work a quote to stabilize and give to Taylor.
- c) Chimney crickets have been completed on 6A and 11A and the stucco has been repaired
- d) Inside ceiling repairs have been complete on 5B, 8A and 20A.
- e) AMF Landscaping gave a quote of \$410 per courtyard to plant several bushes. Manager can purchase plants and plant them and add "window dressing" for less than \$300 each. Mgr was given go ahead to plant 2 different bushes between b/c units and turn in his "extra" hours for payment in addition to payroll salary.
- f) City fireworks ordinance prohibits all aerial devices and ground and hand held fireworks are permissible. The board adopted a NO FIREWORKS INSIDE the complex due to insurance liabilities. Mgr will add signage at gate during appropriate holidays. Notice will be posted to website.

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- g) Fence Tech quoted prices to install wire mesh on bottom of east gate to discourage animals entering the complex. The price was \$468 unpainted and \$914 painted. Board approved quote for unpainted version and manager will use black spray paint to finish project, saving almost \$400 to complete.
- h) Broken and cracked fence panels have been custom made and installed. Will stain once installed.
- i) B & B Plumbing is scheduled to replace the water line and corporation valve in courtyard of building 10 on the 19<sup>th</sup>.
- j) Old red lava gravel at the entrance is being removed. Old Irrigation lines and weed cloth will be replaced and new gravel added as managers available time permits.
- k) Manage will monitor any damage to stucco walls under small refrigerated window cooler on unit 2D.
- l) Eyelets on wall of unit 20A that were installed and NOT approved by the board are to be removed by the manager and stucco repaired.
- m) The flashing around the garage door at unit 9B has been damaged by one of the overnight guests of the owner and will need to be repaired.
- n) Four verbal warnings issued and one written warning for assorted violations.

### **OLD BUSINESS**

1. Board voted 4 to 1 to approve \$15,000 settlement provided that Atty Thrower can get a disclaimer for DeVincentis/Morgan not to discuss details of agreement.
2. New hot tub cover will range from \$600 to \$800. If the board votes to close it this winter, we can use old cover for winter and purchase new one before opened in spring.
3. Board discussed whether to assess a fine for installing the eyelets for shade cloth in stucco walls of building 2A. The board agreed to waive this fine but if any further violations happen a fine will be reinstated.
4. Replacement of bath house tile floor should be discussed if funding is available and completed before cold winter. Oct/Nov agenda
5. Pool gates/sensors/emergency exits funding available?? Oct/Nov agenda

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### NEW BUSINESS

1. Board discussed the Bylaws that address using units as a Bed & Breakfast, AirBNB or any other type of business. Quoting "THIRD AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP AND OF COVENANTS, AND CONDITIONS AND RESTRICTIONS UNDER THE NEW MEXICO CONDOMINIUM ACT FOR COUNTRY CLUB VILLAS AT FARMINGTON" FILED AND RECORDED FEB 03 1989, San Juan County, New Mexico. Under Article IV-Use Restrictions under Section 1 - **No unit shall be used except for residential purposes.** After much discussion from the floor involving both Board members and Owner's present, a vote of the Board Members was taken. **Board voted unanimously NOT to allow the practice of operating any type of Bed & Breakfast business (including Time Share or similar business).** The owner of Unit 9B was not present but her daughter was there to represent her. Laura Brinkerhoff's daughter (Tracy/Shelby) was instructed to cancel any existing reservations for customers arriving after 9/30/2019 and to **STOP** the practice of renting the unit for short term usage.

2. Discussion of getting a loan to complete roof project. The board agreed that the added loan expense and (if a financial institution would agree to the loan) would only cause further delays in the Roof Replacement Project.

There being no further business the meeting was adjourned @ 6:25 PM.

Next meeting will be held **TUESDAY**, Sept 10, 2019 @6:00 PM at the Farmington Library

Submitted by:  
Grady E. Griffith, CCVHOA, Secretary/Treasurer