

**MINUTES**  
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION  
REGULARLY SCHEDULED BOARD MEETING

**Date and Time:**

Wednesday, Aug 9, 2022, at 6:00 p.m.

**Location:**

5200 Villa View, Farmington, NM 87401, pool side

**Board Members Present:**

President-Josh Payne, Vice President - Robert Alvaro  
Treasurer - Leslee Love, Secretary - Catherine Marquez  
Member-Nancy Kester 18A

**Others Present:**

Rishawn (Mgr) 8D, Josslyn 20A  
Carolyn, Mike McAliney  
Joslyn Bass 20A

**Meeting called to Order:**

At 6:00 p.m., the President called the regularly scheduled meeting of the Board of the Country Club Villas HOA, to order, at 5200 Villa View, pool side, Farmington, NM 87402. Introductions were made.

Meeting minutes were passed out and reviewed by those present. A motion for approval was made by Nancy K and seconded by Leslee L. By vote the minutes were unanimously approved. No opposition.

Financials which were received just prior to the meeting were reviewed.

It was noted that YTD (As of Aug 9, 2022) income was approximately \$227K. Of this, approximately \$118K came from the \$1K Roof Special Assessment.

Expenses YTD are at approximately \$157K. The by month P & L showed expenses for June and July to be higher than normal. The Repairs and Maintenance account for those two months, contributed to this significantly, by approximately \$58K. It could be that the roofing contractors were included in that Repairs and Maintenance account. If that is the case, Josh will talk to BJ @ Gwen Alston's office to have him allocate all roof expenses to a sub-category within the Repairs and Maintenance account.

A motion to approve the financial reports was made by Nancy K and seconded by Leslee L. In favor - all Ayes. No opposition

**Managers Report:**

- In July the tree hazards between building 19 and 20 were removed.
- The walkway at front entry was completed. A bush and a portion of the fence were removed and a simple walkway was created. Rishawn call the city to check on the status of the cross walk but did not get an answer back. He does know the traffic study was completed.
- Dead bush by golf gate will be done in next couple of days.
- Rishawn reported that the pool pump is functioning. However, he recommends we buy a new pool pump. The pool contractor, who is Badlands also recommends this. The ballpark price currently, is \$2,500. Once we go forward with the purchase of the new pump, the plan will be to keep the current (Jone's) pump as back up.
- The main violations he is dealing with have to do with parking and animal waste.
- Pool passes: Viking was supposed to be here today. Rishawn has not seen them. Rishawn is making a list of who needs pool passes based on voicemails he is receiving.
- Unit 8D - only half of the cabinets were delivered. He has to wait for all of the cabinets to come in before he can start installing them. He did the electrical for washer and dryer.
- In response to the complaint about the smell at the communal bathroom/toilet, Rishawn had R.A. Biel Plumbing come out. They vented the bathroom. However, it was discussed that the smell could be coming from unauthorized access to these communal areas, which should only be for residents.
- There are some other violations of unauthorized entry, access and use in restricted areas. Hired handymen and sub-contractors should not be entering communal areas, work areas or trash receptacles. Camera's will be monitored more closely to try to stop this problem. Citations will be issued to the homeowners responsible for the hired-person's violation.
- Immediate concern - the leaking roofs @ 14, 17 and 19.
- Exposed wires will be a continuing project for a while.

**Old Business:**

Flat roof - Building 20's completion has been delayed temporarily. However, they will get back on it soon. Sosa Power Wall Systems will get on the other 1/2 of 14 and then proceed to roof 13.

Patios for 15A and 17A were tabled until September meeting. Other than basic roof repair, the President would like more information on the extent of additional, personally requested work, if any, the owners would like to coordinate with the basic roof repair.

Roofing negotiation progress report was tabled until September meeting.

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The President reported that Past Due accounts is not a problem for our association. For the most part, dues on the units are timely paid. For those accounts that are past due, notices are being given, privileges are being restricted and Liens, if appropriate, are being file.

**New Business**

17 and 19 leaks reported - Josh what did we discuss here?

Recycling - Carolyn brought up recycling again. Some members mentioned that there could be public drop off points available to residents. Rishawn will call the city to find out. Once information on these public drop off is obtained, it will be put on the CCV HOA website.

Carolyn asked for references for contractors to perform side work on the property. Suggestions were limited. However, it was brought up that a future goal, would be to have a running list of preferred subcontractors that could be posted on the website.

A discussion took place about how complicated and tedious it is for income and expense accounts to be handled by 2 different processes (some accounts/processes are handled by Gwen Alston's office and then others are tracked/entered manually by Board members).

Gwen Alston's office can handle (through Quickbooks and other automated systems) all bill paying, budget mint, checks and postage for our accounts payable, and provide reports of the expenses, for an additional \$ \_\_\_\_.

The Board was very receptive to this suggestion. A motion was made by Cathy M to hire Gwen's office to take over the accounts payable process and set up payments electronically. The motion was seconded by Rob A. The vote was unanimous in favor of this, with no opposition.

Board plans to have periodic meetings in between the monthly meeting to keep abreast of what is being accomplished. Josh agreed to stay in communication with the MGR and provide weekly updates to the Board on the routine events and actions that have been or are occurring at the complex.

Rob Alvaro - notified the Board that for his unit, 12C, he does not need a reserved parking spot.

There was a motion to adjourn the meeting, by Nancy K. Seconded by Leslee L. Vote - all ayes.

Next meeting TUESDAY, September 13th 6:00, location TBD.

**Meeting adjourned by the President.**