

Country Club Villas Homeowners Association
Monthly Board Meeting
Sep 11, 2018 CCV Poolside

Call to Order: 6:05 PM

In Attendance : Board members ... Pete Witzemann (presiding), Grady Griffith, Nancy Kester, Janis Stefl - Manager: Taylor Livingston - Owners: Charlene Davis, Shirley & Bob Beasley, Joan Hourihan, Brian Smith (San Juan Realty-Erickson & Erickson units)

Minutes of Aug meeting were read and **approved**. Financials for Aug 2018 were presented. Balance in bank (including the Reserve funds) on 8/31/18 was \$143,724.86. Financials were accepted as presented.

Manager's report was presented. Some highlights:

1. Water line and corporation valve for building 3 was replaced by B & D and asphalt repaired by XL Asphalt.
2. Fence on golf course side needs additional protection due to sprinklers. Ian working on treatment.
3. Installed security cameras at pool and at front entrance and posted signs.
4. Sherwood Brothers looked at the roofs of building 5 & 6 and gave a verbal bid of \$19,000 per roof to apply foam roof. This bid does not include rebuilding the parapets nor the stucco cover of parapet.
5. New hot tub heater is here and can be installed. Will wait until the old heater gives out.
6. There are still satellite dishes on buildings 10, 11, 12 15, 16 & 6 that need to be remounted on the parapet.
7. Wing walls on units 18D & 11A are unstable and pulling away from building walls. Ron stabilized but further work will need to be done to correct and make safe. Ron will prepare a bid to fix these and present to board.
8. Pool will be closed, covered and winterized on 9/24/2018

OLD BUSINESS:

- A. As a matter of record the board **approved** changing our condominium insurance to AVI/Travelers (previously discussed and approved at board work session)
- B. Status of litigation?
- C. Board instructed manager to proceed with the repairs to the water line and corporation valve replacement at Bldg 2 (leaves Bldgs 8, 1, 10, & 9 to repair)
- D. Pryor Built Construction is ready to begin the wood trim project on Bldg 5. **(Board voted unanimously to allocate funds from other line items so that this project can be started. Mgr will notify Pryor).**
- C. Unit 2D... tenants moved out on Aug 28th. Owner paid \$1,200 on dues and assessments that were in arrears. Still owes approximately \$600 to be current.

- D. Unit 17B.....status and discussion as to what the board will do to correct situation.
- E. New exhaust fans in pool house??

NEW BUSINESS:

- A. Owner of unit 2A submitted drawing of metal fencing around patio at front door of unit. Board **approved** the metal fencing as submitted and requested the fence be painted the color of the stucco walls.
- B. Discussion of pool party rules were tabled and will be discussed at a later date.

No additional business from the floor.

Next meeting will be Tues, Oct 9, 2018, 6:00 PM Farmington Library

Meeting adjourned. Minutes prepared by : Grady Griffith, CCVHOA Sec/Tres