

# **Country Club Villas Homeowners Association**

## **Monthly Board Meeting Minutes**

**Sept 10, 2019, Farmington Library**

Meeting called to order 5:03PM. In attendance: Board members: Peter Witzemann, VP; Grady Griffith, Secretary/Treasurer; Nancy Kester; Janis Steff; Peggy Puckett; Manager Taylor Livingston and owners Shirley Beasley, Linda Ansley; and Carolyn Smith.

Financial Report End will not be until Oct 2019 (3 months - Jul thru Sept).

Highlights of Manager Report:

1. Pool rope files along with the repairs of the deep pool end steps will need to be repaired/replaced..
2. Roof repair for 2A was repaired by A1 and pine needles and gutters were cleaned.
3. 4 Fence flats were replaced behind 18 & 19, and 1 replaced on the fence behind unit 15.
4. Leaking irrigation tubing was leaking in front of building 6 and XL will remove the pavement when they come to work on building 10. (Pete suggested to get new lines??)
5. Plants and rocks have been placed in courtyard of building 2 & 3.
6. Approximately 3 yards of old lava dirt was removed from the old center lane at entrance. New weed barrier and new pink gravel was added.
7. The old guard shack will be painted (stucco color for walls and the existing red will replace the old current wood)
8. Garage door for 8A is coming apart. Manager will check with orders and get it ordered.
9. Budget for new hot tub cover will be scheduled for 2020.
10. Called the City and left a message to get back with me. No response.
11. Old parking clubs are scheduled. Manager will talk with XL and get them done \$150 each.
12. Outside flags and other celebration items are not to be posted outside the units. (The windows and doorway wood has been covered by the aluminum covering and will be needed to be replaced if punched with nails, brads or other items)
13. The issue of prep and painting the trim on building 8 was discussed at the Board tonight. After much discussion we were left with the same old answer; there is a long list of things that we feel are higher priority but as you know, money and time are both limited. The painting of the trim on

building #8 is on the list and hopefully it won't get bumped by emergency expenditures. In the interest of full disclosure though, there are several other items in front of that project.

## **OLD BUSINESS**

1. Waiting reply from Atty Thrower.
2. 7C has the new membrane for building 7 C & 7D. Should get started week of Sept 16<sup>th</sup>.
3. New water lines and corporate valves for building 1 & 8 have been delayed until 2020 funding.
4. Replacement of bath house tile floor should be discussed if funding is available and completed before cold winter. Oct/Nov/Dec agenda
5. Pool gates/sensors/emergency exits funding available?? Oct/Nov agenda

## **NEW BUSINESS**

1. New business to transfer our old records from our accounting will require some added time to get system working.
2. Plan for patio repairs for building for 15C was **approved** and email will be sent to City advising them.

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

Next meeting will be held **TUESDAY**, Oct 8, 2019 @5:00 PM at the Farmington Library

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