

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

Date and Time:

Tuesday, Sept 13, 2022, at 6:00 p.m.

Location:

5200 Villa View, Farmington, NM 87401, pool side

Board Members Present:

President-Josh Payne,
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 6:03 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 Leslee Love and seconded by Nancy. By vote the minutes were unanimously approved. No opposition.

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

The budget, along with the P & L and Balance sheet were passed out. Josh pointed out that there are columns for comparison-a column for Actual 2021, one for First Half of 2022 and then a column for Projected 2022.

As far as the roof costs, Sosa is on 13 now. They have painting to do. Then, they will move to 14 to finish that building. After 13 and 14 are complete, they will move to Bldg 17 or 19. Sherwood will follow behind Sosa. Bldg 9 will wait until next year. The plan had been to complete 13, 14, 9, 17, 18, 19. Now, 17 & 19 are priority based on leak reports.

A member asked "when leaks happen, where are they" (in the units)? Josh said most are at the flat roof, along the edges. Josh also reported that we are responding to roof leaks to get them repaired, as quick as possible.

Josh will check on current costs for both Sosa and Sherwood and report at next meeting.

There is a negative in accounts receivable, because some people pay ahead. Ms Alvaro suggested that we speak to Gwen A to implement another method of accounting to prevent the reporting of a negative balance in that account.

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

The member from 9B made motion to approve budget, Leslee seconded it. Motion passed unanimously.

Managers Report - by Josh:

- Rishawn walks the complex twice a day. Times do vary.
- Overgrown bushes are still being worked on.
- Pool/office/tool shop are being cleaned.
- Pool system is up and operating efficiently. Backwashing is being completed twice a week. Rishawn has been cutting down on the backwashing because of the water bill and the pool looks good.
- Unit 8D - kitchen cabinets are being installed.
- Violations have been issued but no fines at this time. He is keeping a log of warning
 - A member asked about open garages and what the rules are. After discussion it was surmised that there should be a common sense approach to enforcement of that issue. Josh advised that if there is abuse (as with all rules), any member can fill out a form and put in managers box.
- Rishawn's priorities are:
 - Overgrown tree limbs that may be touching the units
 - Exposed old wires
 - Removal of dead bushes on going
- Pool passes: Viking has been very hard to contact - they are not even returning our calls. Short term fix for pool passes is to have the hanging pool pass, by the gate. It is intended for members, only. There is a camera to watch for unauthorized people. If unauthorized entrants are observed, please contact Rishawn to let him know. He will address the violators.
- Reserved parking spots for 8A and 9A were discussed. Members should call or text Josh @ 505-793-2900, to request a reserved parking spot. He will have Gwen charge them the \$20 a month. A few members commented that they would like the process to be clearer, namely come up with an official policy/procedure.
- Immediate concern - the leaking roofs @ 14, 17 and 19.

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

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.

5Ac tabled Patios for 15A and 17A were tabled until October 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.

5B - focused on budget and operations. Will shift his attention back to Roofing negotiation progress

An address for recycling drop off was given - cans only. Board decided not to pursue a recycling dumpster on site.

New Business

17c and 19c leaks have been reported. Josh is not sure if those issues have been rectified. He will get w/ Rishawn.

Stucco repair at building 7, specifically 7A (Maggie)

Parking spot for 9A was discussed. A member expressed their frustration with the Process. Josh suggested that we create a parking form request.

Termite damage - 15D. Her window sill now needs to be repaired cuz they had to drill into it.

Weeds along golf course fence were discussed

9B patio - stucco work below window. The stucco is bubbling or coming completely off. Josh suggest a maintenance request be put into one of the 2 Boxes at 8D.

Garage sales were brought up again. Are residents allowed to host garage sales. One member reported that he had a garage sale and was counseled by Rishawn, that he was not allowed to. The idea of taking a survey on the issue could prove helpful in resolving whether or not they should be allowed?

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 property manager and provide weekly updates to the Board on the routine events and actions that have been or are occurring at the complex.

A member asked "How long can a car be parked in a spot"? There is an issue with a vehicle that has been parked in the same spot for over 1 year.

Another vehicle being parked in front of a garage over night and all weekend. Josh said he would have Rishawn address this with the violator.

The smell with the drainage/plumbing in the common bathroom was discussed. One member commented about how commercial restaurant deal with this-after the drains are hosed down, they put cheap vegetable oil down drain. This allows for water and other debris to flow down drain more smoothly

There was a motion to adjourn the meeting, by _____. Motion seconded by Leslee L. Vote - all ayes.

Next meeting TUESDAY, October 11th 6:00, location TBD.

Meeting adjourned by the President.