

## MINUTES

### COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

Date 9/17/24

MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 6:40  
BY JANIS STEFL, PRESIDENT.

#### IN ATTENDANCE

BOARD MEMBERS Janice Stefl President, Mary Pappas  
Secretary, Jennifer Hampton.

OWNERS Gus Pappas 13A, Janette Griffith 1B, Vickie Phillips  
19, Chip Hourihan 9C. Shirley Beasley 9A.

#### MINUTES

-The minutes from the September meeting have been approved  
by the board and are posted on the HOA website [ccvhoa.net](http://ccvhoa.net)

#### REPORTS

-Mary distributed copies of the CCVHOA Bank Reconciliation  
Summary and Financial Reports for September.

#### **New Business**

- The Pool will close Monday, September 23, determined by the drop of weather into the seventies.
- We are looking for someone to install the metal trim on the windows. However, if the wood is rotted and needs to be replaced the new wood will be replaced and painted without installing the metal trim.
- We will not install cameras at this time since there has only been one problem of vandalism in the history of the condos.

- If residents have a problem they should put a note in Mike's box or email the HOA at ccvhoa21a@gmail.com.
- 20 A is over \$3000 in HOA dues. A lien will be filed on the property.
- All the loose tiles on roofs will be replaced on the same day when someone is hired to stabilize or remove the tiles.

## **Old Business**

- The issue of 14B is resolved. Someone purchased the property and paid the HOA dues of \$22,000. We should receive the money in a week.
- Busy Beaver will be here the 26th and 27th. Half will be done this year and the rest next year. Janis, Mike and Busy Beavers will determine those most needing to be removed.
- Half of the condos will be landscaped with the pink rock and the rest will be done next year.
- Catalina Pools has submitted an estimate and will soon begin the work. The hot tub remains open through the winter.

## COMMENTS AND CONCERNS

- Questions were asked about the roofs. The board will send a registered letter to the roof manager requiring him to meet with the board within 10 days. Otherwise the board will take legal steps.
- Janette has a leak in the middle of her living room. Sherwood Roof will be asked to check the roof.

The meeting was adjourned at 6:40 by Janis Stefl.

The next meeting will be held Tuesday, October 8. The location will be announced.