

C.C. Villas Homeowners Association
Board of Directors

October Meeting
10/06/2010
6:00 P.M.

Present: Board Members Daryl Leeper, Peggy Puckett and Peter Witzemann, Complex Managers.

Minutes: Reading of the minutes of the September 2010 meeting waived. Minutes approved as written (emailed to all Board Members and posted to website).

Financial Report: Presented by Treasurer. Approved unanimously. Current position is slightly over-budget for the year. Receivables current except for two owners. No unexpected payables for the month and no outstanding payables at this time. Board agreed that the owner of 11A will be notified if she becomes more than 3 months late with dues payment. She will also be notified that if the unit is occupied at that time the tenants will have no privileges (ie. use of hot tub, pool, parking lot). If tenants park within the complex appropriate fines will be charged to the owner. At some point in time if dues remain unpaid a lien will be filed against the condo. Any attorney fees incurred will be the responsibility of the owner; condo cannot be sold until dues are paid to the Homeowners association.

Manager's Report: Charges for garage door damage at 18A have been included in the statement billing to Kester. One witness has given manager a (verbal) detailed description of the accident as she saw it. She saw the driver of a red pickers on golf course have been reset to avoid damaging fence. R&V Tree Svs has removed the leaning tree toward the east side of the pool. Wood trim around garage and entry doors will be repaired/replaced or touched up as needed (per 2010 budget) on each of the 80 units. Several shrubs are scheduled for removal during Aug. Several pet related rules violations occurred during September. Warnings and fines have been issued and problems resolved. One resident was reminded that pool parties must be cleared thru management PRIOR to party (and a deposit put in place) to avoid overbooking and over crowding the area. Parking lot light near 14A needs to be replaced.

Old Business: Recent rain damage reported in 9d, 6a, 13a, 10a, and 11b

New Business:

City of Farmington requested a donation for maintaining the median strip at the light on Villa View and Main. Board voted NOT to spend the money right now.

Bids are coming in for landscaping repair along Villa View (damage was caused by flooding following recent rain). Managers will check with city about the possibility of city donating gravel to help with cost.

Owner of 16A (Graham) asked to be allowed to have a flag pole installed outside his unit. He agreed that he would be responsible for posting and removing the flag each day and that only the U.S. and/or N.M. flags would be flown from the pole. Board agreed that Leeper and Puckett would check out the desired location and get back to the board. No objections were stated; issue was tabled until Oct meeting.

Owner of 20A asked to have a large dead bush removed. Since more than ½ the bush is still alive it was agreed that the owner would probably have to help with the cost. The association will pay to have the dead portion removed.

Owner of 11A has requested to be on the waiting list for reserved parking adjacent to the unit when it becomes available. It will be available to her when the resident currently reserving it chooses to terminate that reservation. Secretary will email owner of 11A to inform her of that decision.

Owner brought concern to Board President regarding the collection of dues payments by Managers. Everyone was re-assured that only the Bookkeeper is collecting dues from owners/agents. The concern was just due to a miscommunication.

Problems with noise and “stale air” outside 12B still are not resolved. Pete Weitzman is looking into the possibility of replacing the existing downspout elbow outside 9D with a 90 degree elbow. Owner of 12B will let manager’s know if the “stale air” continues to be a problem and if she is able to determine the source of the problem.

Several owners have brought it to the attention of the Board that on occasion “solicitors” have been on the property and caused individuals to feel uncomfortable with their monetary requests. Managers will closely monitor this issue and report to the Board immediately if this continues to happen. Extreme concern was expressed regarding the discomfort of our senior residents and solicitors within the complex.

Owner of 4A requested that a downspout be extended from the roof since the rain is causing damage to the stucco beneath the downspout. Board agreed that this should be an association expense.

Discussion revolved around current vacancies. Currently there are seven units empty.

Next meeting was scheduled for November 3, 2010 at 6:00 pm at Cascade Water Plant.