

Country Club Villas Homeowners Association
Monthly Board Meeting
Oct 9, 2018 Farmington Library

Call to Order: 6:00 PM

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

Minutes of Sept 2018 meeting were read and **approved**.

Financials for Sept 30, 2018 were presented. Balance in bank (including the Reserve funds) is \$131,655.41. Financials were **accepted** as presented.

Manager's report was presented. Some highlights:

1. Pool closed, covered and winterized on 9/24/2018 with Joan's Aquatics help.
2. B & D replaced waterline and corporation valve for bldg 2 and XL patched the driveway. Purchased pipe and valves from Ferguson Plumbing to have on hand in case of a water line break.
3. Ian helped with treatment of fence areas with Penofin. Dug dirt away from bottom of fence that has washed from the golf course.
4. Winterized swamp cooler of 8D.
5. Ron fixed leak above front door for units 9C and 12B.
6. Trimmed dead limbs on locust trees along north wall that have been killed by borers.
7. Prices for eight 3" speed bumps-\$600-\$1,000. Several board members seemed to dislike the idea. Tabled for further discussion later.

OLD BUSINESS:

1. Status of litigation?
2. Bldg 2 water line and corporation valve has been replaced and driveway repaired. (leaves Bldgs 1, 8, 9, 10, 12, 13, & 15?). There was some discussion about what the board wants in the individual courtyards. Some want flagstones other want plants (Barberry) and some suggested a combination of the two. It seems a consensus could not be agreed upon. Further discussion will be necessary to give the manager direction.
3. Board approved \$2,000 for stucco repairs. Taylor will arrange with contractor Robt Sosa.
4. More concern was voiced at the appearance of the fascia boards on the parapets facing Villa View Dr. Brian Smith (Erickson & Erickson rep) was asked if San Juan Mgmt had someone that they used. Brian will contact Taylor with possible contractors name.
5. Discussion of status of occupants in unit 17B. The board understood that one occupant has moved out and another has left and is staying with family, which brings the total to three (3). Since the tenant has taken steps to become compliant the board felt the fines will be tabled but reinstated if this situation changes.
6. Old exhaust fans in bath house restrooms have been replaced and are functioning properly.
7. Reminder: Review Pool Party requirements for next year.

NEW BUSINESS:

Draft 2019 Budget was handed out to the board members to review and suggest any adjustments needed at the next meeting.

With "cricket" repairs necessary on units 1A and 11A chimneys (~\$5,000); tile replacement of bathhouse floor (\$3,500); offset of 5D nonpayment of dues and roof assessment (~\$3,072); sealing of west parking lot and driveway (\$19,000) an increase will be necessary depending on what the board decides to complete. A 3% increase produces ~\$6,300; a 5% is \$10,595; an 8% is \$16,950, and a 10% is ~\$21,000. **There has been only one - 5% increase in dues since 2012.**

There being no additional business from the floor, the meeting was adjourned at 7:10 PM

Next meeting will be Tues, Nov 13, 2018, 6:00 PM Farmington Library.

Minutes prepared and submitted by :

Grady Griffith, CCVHOA Sec/Tres