

**Country Club Villas Homeowners Association
Monthly Board Meeting Minutes
October 8, 2019, Farmington Library**

Meeting called to order 5:03PM. In attendance: Board members: Peter Witzemann, VP; Nancy Kester; Janis Stefl; Peggy Puckett; Grady Griffith was excused
Manager Taylor Livingston; Owners Shirley Beasley, Linda Ansley, Joan Hourihan, Carolyn Smith, and Tenant Kimmi Brown

Financial Report : September 30 (End of 3rd Qtr) presented: As of 9/30/2019 the CCVHOA total bank balance was \$130,320.+\$35,000 = \$165,320 (note: this is an unaudited statement balance; new firm K.Shields will submit financials on the 15th of Oct. for Board review).

Financial report **approved** as presented.

Minutes of the Sept 2019 meeting were reviewed and **approved** as presented.

Highlights of Manager Report:

- a) Bldg 7C/D membrane will be complete this week. Sosa will begin stucco ASAP
- b) Timer on security lights is malfunctioning; we will need to budget for new one
- c) Garage door at 8A will be installed this week
- d) Larry's pest sprayed honey locust for spider mites
- e) Fence Tech installed new wire mesh on back gate behind #18/#17
- f) Mgr trimmed limbs behind Bldg #19; trees are being identified for removal
- g) Water line in front of 7C/D has been located; to be replaced later this month
- h) Mgr finished landscaping at bldg.#2,3,11,14,16 & 19. Work has begun at #10
- i) Pool, Hot tub and pump room were winterized. Duct vents cleaned and equip organized.
- j) Prop mgr at 15B was notified about leaking swamp cooler
- k) Prop mgr at 11A was notified about banners; he indicated he WOULD NOT ask tenant to remove them since other tenants have decorations as well
- l) Five verbal warnings issued regarding parking (unit #4d, 6c, 18c,16b) and 2 written fines to 18C for pet violations.

OLD BUSINESS

- 1) Round table discussion regarding signage vs. decorations resulted in Board decision to notify every owner/tenant and prop manager that Rules regarding advertising signage will be strictly enforced. A decision was made to issue fines of \$50 for perforating stucco/wood/metal trim . All existing advertising signage is to be removed immediately.
- 2) Bathroom tiles will be replaced this winter assuming Don Ivey is available and the bid he gave us is still good. Mgr will follow up. Approx cost (incl materials and resetting toilets) will be \$5,500.

- 3) Manager was instructed to order the new spa cover (approx. \$1200) Several residents have asked to have the spa open during the winter months. Mgr will reopen it asap and keep track of usage to determine if keeping it open is feasible.

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NEW BUSINESS

1. It was brought to the Board's attention that Unit 9B is still using the unit as a VRBO or B&B . Unanimous decision at Aug meeting was to DISALLOW this practice as CCVHOA is a Residential Community. Witzemann will call Ms. Brinkerhoff's daughter this week and report back to the Board later.
2. Tenant from 18C (Kimmi Brown) was in attendance to apologize to neighbors regarding the pet and garage door violations. She indicated that she was not given a copy of the rules and didn't realize that her pets could not use the common area in any manner. She is now aware of the rules and Witzemann / Livingston will work with Owner (Wulfert) to make arrangements for tenants to relocate. Board told Ms Brown that fines would continue to be assessed at the rate of \$100 per day (as outlined in RULES on website) if pets are allowed to defecate on property. Owner is ultimately responsible for fines.
3. Owner asked if SOMEONE could contact SJCountry Club about the re-location of the portable toilet behind #3 Tee Box. Puckett will take to grounds keeper ASAP.

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

Next meeting will be held **TUESDAY**, Nov. 12, 2019 @5:00 PM at the Farmington Library

Submitted by:
Peggy Puckett (for)
Grady E. Griffith, CCVHOA, Secretary/Treasurer