

# COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

## Board Meeting Agenda - 3rd Q 2023 - Tuesday, October 10, 2023 6:00 PM

1. Meeting called to Order by the President, Rob Alvaro.
2. Present: Rob Alvaro (President-12C), Loni LaBossiere (Treasurer-18C), Cathy Marquez (Secretary-9D), Vicki Phillips-19A, Janis Stefle-19B, Shirley Beasley-9A, Janette Griffith-1B, Marty Tilden-6C, Bill & Kathy Owen-8A, Heidi Sanchez-19D, Randy Mason-9B, Maggie Fry (Board Member-7A), Nancy Kester-(Vice President 18A).
3. Announce that minutes from January 2023 through July 2023 Regular Meetings were approved by the Board on August 22nd and September 26, 2023.
4. Financials from January 2023 through March 2023 were approved by the Board on August 22nd, 2023.
  - A. Pass out Income Statement, P & L, Bank Reconciliation, and Check Register for April through September 2023.
  - B. Motion to approve Financials April through September, 2023 made by Nancy K. Motion seconded by Rob A. Vote was all Aye's. Financials approved
  - C. There was discussion about the Corporate Tax Return being filed for 2022. It was filed.
4. Managers Report - by Zane Yazzie
  - A. Pool: Drained, covered and closed for the Season
  - B. Jacuzzi: The company we purchased the jacuzzi from is no longer in business. Zane took it upon himself, to research parts and found the part he thinks we need.
  - C. Fertilizing the lawn was discussed.
  - D. Fence Painting: Zane needs to buy more stain and will do so at Sherwin Williams because we have an account there. Currently, the paint sprayer is broken. We will look into repair or replace.
  - E. Landscaping: Zane is working on keeping up w/ needles
  - F. Light bulbs - Some residents pointed out that some lighting is out. Zane has commenced with replacing some light bulbs. He will continue on this and noted that there is a timer that needs to be adjusted so lights go on, on time.
  - G. Drywall progress for interiors of units was discussed.
  - H. There is an issue w/ pitch roofing w/ no flashing. Rob is working on securing bids.
  - I. Ceiling damage from leak around a/c unit at Janette's unit was discussed.
5. Old Business
  - A. Flat roof project – all complete but 1/2 of building 14 C and D.
  - B. Sprinkler status - need to be winterized. Sprinklers will require some fixing next year. Board is getting estimates for this work, this week.
  - C. Weeds need attention.
  - D. Roofing Negotiations with insurance was discussed.
  - E. Past Due Accounts - seriously delinquent account are in the hands of our Attorney, Risley.
6. New Business

- A. Nominations for 2024 Board Members needed for December 2023 Board Meeting. Board Members will elect Officers for 2024 year. All positions will be open.
  - B. Pool: Needs more antifreeze. There will be a To Do List for next year's re-opening of the pool. Start of list is, new light, the inside painted, replace sand in filter.
  - C. Discussion about hiring someone to enter deposits and checks took place.
7. Additional Business (Owners/Guests):
- H. Members complained of lack of parking.
  - I. Discussion regarding back area at 19D. Determined that portion of fence is owner's responsibility.
  - J. Roofing assessment has ceased, next major projects could be:
    - a. Roots out of all plumbing/French/sewer drains and then repair the asphalt. Side note: someone is supposed to come out and clean the pipes.
    - b. Stucco repaired.
8. Next Board Meeting will be the Annual Board Meeting on December 12, 2023, 6:00. Place to be determined.
9. Motion to Adjourn meeting at 7:06. 1st by Loni L and seconded by Nancy K.