

# MINUTES

## COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

October 8, 2024

MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 6:45  
BY JANIS STEFL, PRESIDENT.

### IN ATTENDANCE

BOARD MEMBERS Janis Stefl President, Randell Mason Vice  
President, Mary Pappas Secretary.

MANAGER Mike Gordon.

OWNERS Gus Pappas 13A, Janette Griffith 1B, Shirley Beasley  
9A, Vickie Phillips 19A, Chip Hourihan 9C, Kathy and Bill Owen  
8A.

### MINUTES

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

### REPORTS

- Janis distributed copies of the CCVHOA Bank Reconciliation  
Summary and Financial Reports for October.
- Mike distributed his report for September 18 through 25th.

### **Old Business**

- Catalina pools have ordered all parts/equipment needed for the ground hot tub and work  
should begin soon.
- Pool was closed down end of September. Algae forming caused days early closure.
- Busy Beaver along with Tree Monkeys removed 5 bushes in the entrance of the complex.  
They returned on the 11th to removed predetermined bushes. The rest will be done next  
year.

- Xtreme Landscaping has agreed to look over our sprinkler system and other areas of concern that have been leaking. They will present and estimate for repair.
- Johnny Russell will check the metal trim to see what needs to be done.
- We should get our money concerning 14B by the end of the week. The total is \$19,500.
- Mike is finishing up the work started on the managers condo that was not completed.
- 20 A owes past dues and will be issued a warning by registered letter that the amount owed must be paid or legal action will be taken.
- Mike has ordered the paint to refresh the red and yellow lines in the complex.
- A roofer is coming to fix all the loose tiles in one day.
- Sherwood roofing will be here Friday to check on a roof that has been leaking lately.
- We will send a registered letter to the roofing company that did the last 6 buildings.
- They must meet with the board in a specified ten days or face legal action.

## **New Business**

- Shirley will work with Mike on Christmas decorations
- Ideas for next years budget
- New flooring around the pool.
- Decorative tiles around the pool.
- Plants on movable pots in the pool area.
- Stucco repair.
- Water feature and flowers at the entrance sign.

## COMMENTS AND CONCERNS

The meeting was adjourned by Janis Stefl at 6:45.

The November 12 meeting will be held at San Juan College in the Henderson building, room 9008.