

Country Club Villas Homeowners Association
Monthly Board Meeting
Nov 13, 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: Peggy Puckett, Shirley Beasley, Joan Hourihan, and Wes Stewart/Sun West Realty.

Wes Stewart of Sun West Realty was given the floor to explain why he rented unit 11A to a family of four (4) CCVHOA Bylaws and Rules state that the maximum for any unit is three (3) persons of which one is 18 years of age. Wes started by saying he apologized because he knew the rule and in the frenzy of renting the unit he forgot and the family has signed a one year lease. The board had a short discussion and asked Wes to work with the family and try and get a quick resolution to this by getting the family moved as soon as possible to another location. Wes is to come up with a solution and get back to the board at the December meeting. He said he would do his best to resolve this issue as quickly as possible.

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

Financials for Oct 31, 2018 were presented. Balance in bank (including the Reserve funds) is \$145,142.51. Financials were **accepted** as presented.

Manager's report was presented. Some highlights:

1. Courtyards of buildings 2, 3, and 4 were relined with weed barrier and filled with 6 yds of Star Valley gravel (the crushed pink marble that the board agreed to use instead of the red lava rock). The manager will order the barberry bushes in the early spring to plant at the front of each courtyard as a sound barrier. The board approved purchase of decorative stone pavers to build geometric designs in the courtyard. Manager is to decorate one for the board's inspection.
2. A large trailer of "bone yard junk" went to the dump with Ron and company's help.
3. New 64 gallon trash cans have been ordered from Waste Management and anyone wanting a new (brown) can, should contact manager for a swap.
4. There are a number of units where the barrel tiles (rounded tiles placed on the edge of the tile roofs) are loose and need to be properly secured. Ron and team agreed to check all barrel tiles and secure for \$35.00 an hour. In addition while this is being done the old inactive phone, internet and dish cables will be taken down and tighten any loose metal trim around windows. Board **approved**
5. There are eight (8) A unit roofs/chimneys that have not be repaired. Units 11A, 6A, and 1A are in need of attention as soon as funding can be arranged in the 2019 budget.
6. Bid from XL Asphalt to sweep, reseal and stripe the west driveway and parking areas is \$18, 875.28 but funding cannot be found at this time but an amount will be set aside from 2018 non-spent funds and an additional amount budgeted in 2019 so that the remainder can be funded in 2010. Pot holes will be dealt with as they appear.
7. Robert Sosa Stucco repaired all the areas of damaged stucco in the complex except one unit.
8. Medallion gave us a bid to build downspouts to prevent damage to stucco walls of units 10, 11, 12 & 15 of \$3400.00. Board approved for 2019 completion.

9. Got a bid from Gene Stark Painting to paint the fascia board on the upper parapet facing Villa View Dr. The bid was \$850 per building. Taylor asked to do this job on his own time for \$15.00/hr and the board will supply the paint and other supplies. Board **approved**.

10. Received two bids for replacing the bath house floor tiles. Ron Pryor's bid is \$5,500 and Ivie Enterprise is \$3192.50. Ivie Enterprise bid was accepted by the board and funding will be approved in the 2019 budget.

OLD BUSINESS:

1. Update on law suit
2. There are satellite dishes still not mounted on the new parapets of buildings 10, 11, 12 and 15. Letter to tenant/owners with deadline to get this corrected. If not corrected by the deadline a \$100 per month fine will be assessed until moved.
3. 2019 Budget was discussed and an 8% increase in dues was **approved** by the board (4 for and 1 against) so that the crickets for 1A, 6A and 11A can be completed as soon as weather permits in 2019.
4. Reminder: Review Pool Party requirements for next year.

NEW BUSINESS:

Peggy will contact the Country Club and reserve a room for the Annual Meeting, to be held on Thursday, January 10, 2019 at 6:00PM.

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

Next meeting will be Tues, Dec 11, 2018, 6:00 PM Farmington Library.

Minutes prepared and submitted by :

Grady Griffith, CCVHOA Sec/Tres