

**Country Club Villas Homeowners Association**  
**Monthly Board Meeting Minutes**  
**November 12, 2019, Farmington Library**

Meeting called to order at 5:15 PM. In attendance: Board members: Peter Witzemann, VP;) Nancy Kester, Janis Stefl, Steve Owen ( taking place of Grady Griffith for remained of year), Manager Taylor Livingston: Owners: Shirley Beasley, Linda Ansley, Joan Hourihan, Carolyn Smith, and Mrs. Owen.

**Financial Report:** Did not have financials from K. Shields, and will submit on December 10<sup>th</sup> for board review.

Minutes of October 2019 meeting were reviewed and approved as presented.

**Highlights of Manager Report:**

- A) Guard shack was painted to match building colors. A second coat on the trim will be done as weather permits
- B) Auto Sales owns the road and is responsible for cleanup. Auto Sales manager said he rents from Maloy Dodge owner. Will contact.
- C) Painted top of building 1, and will paint top of building 2 as weather permits.
- D) Money budgeted for 2 buildings. Will get on schedule with A1 company and stucco company so buildings will be started as soon as possible. Number 3 should be next because of the original tar paper and gravel.
- E) 19D has a roof leak above front door. Pryor Construction Company will repair for \$975.00, was approved.
- F) 8A garage door was replaced.
- G) Hot tub cover has been ordered
- H) 3 verbal warning given to contractors for walking on tiles and parking in front of units

**Old Business**

- A. No update on DeVincentis Litigation
- B. #20 and #14 were repaired for water leaks last winter
- C. Water line in front of 7C/D has been replaced. There are 6 more to complete
- D. 18 C has moved. Fines were assessed to the owner and will be part of their financial upon selling of that unit.

**New Business**

1. Roof tile Policy has been implemented and approved by board
2. Notice of Amendment to Country Club Villas Homeowners Association regarding Rules and Regulations, a revised tenant amendment rule. Approved by board. A notice will be sent to all home owners.
3. Gate for entry was discussed. Further discussion for questions from professionals will be done. Cost for gate and pool key will be \$30,000. Association has \$15,000 that can be put toward the cost.