

MINUTES
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION
REGULARLY SCHEDULED BOARD MEETING

Date and Time:

Tuesday, Nov 8, 2022, at 6:00 p.m.
pool side

Location:

5200 Villa View, Farmington, NM 87401,

Board Members Present:

President-Josh Payne, Vice President - Robert Alvaro 12C, Secretary - Catherine Marquez,
Treasurer - Leslee Love 10B, Member-Nancy Kester 18A

Others Present: Rishawn (Mgr) 8D, Maggie Frye, Shirley Beasley, Madelaine _____.

Meeting called to Order:

At 6:00 p.m., the President called the regularly scheduled meeting of the Board of the Country Club Villas HOA, to order, at 5200 Villa View, pool side, Farmington, NM 87402.

Meeting Minutes were passed out and reviewed by those present. A motion for approval was made by Leslee Love and seconded by Rob Alvaro. By vote the minutes were unanimously approved. No opposition. Motion passed

Financials as of October 31, 2022 were reviewed.

- Josh will get with Rob and his wife to conference with Gwen about negative accounts receivable account.
- Roof and Reserve accounts have good balances.
- We have made arrangement w/ Citizens Bank to have 10% of monthly revenues go into the reserve account every month and that is happening.
- A motion to approve the financial reports was made by Leslee and seconded by Nancy Kester. Vote to approve was unanimous.

Managers Report:

- Rishawn is conducting walks arounds the complex both in the day and in the night.
- Plumbing issues in buildings 5, 6 and 16 were handled by M & R Plumbing. The problem was mainly backed up roots in the system. He asks that everyone be on the look out for slow toilets, slow drains and let him know.
- He is also looking for and trimming overgrown tree limbs that are reaching buildings.
- Unit 8D - upper cabinets have been installed. Bases and counter tops are being installed now.
- Most violation issues have been resolving themselves. Currently the main issue is pets. So, he has been keeping a log of warnings and will start issuing tickets next week.
- Jacuzzi open but still waiting for the new knob. He requests users not move any knob that says "Do not touch".
- A member requested breakdown of pool and hot tub expenses. Josh will try to get that breakdown by next meeting.
- Cable wires is a work in progress.

Old Business:

Flat roof - Rob and Rishawn are trying to find an alternative roofer (including a few from Albuquerque) as a back up for next year. Building 20's complete for stucco and prep for foam insulation (the membrane). Need Sherwood to come back out and trying to schedule them. SOSA needs to complete 13 and 1/2 of 14 .

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Insurance claim against A-1: Josh reached out to new adjuster. New adjuster has denied the claim. New Adjuster is claiming the damage was already there. He is now pursuing the appeal process.

New Business

Need to plan the Annual meetings. Need to give notice to member. Also need to include a form so that members can complete it and have a proxy for their vote, if they will not be in attendance.

We also need to put up a bulletin that we are seeking nominations for the 2023 Board.

A resident asked for service to the tree branches near her unit.

Member asked about forensic analysis of past accounts, prior to 2022. Josh says thorough review was made by BJ. He will press him for results.

After discussion of the analysis of past accounts, there was a motion by Cathy to form an Ad Hoc Financial Forensic Committee, with Maggie Frye as the Chair, to look into and investigate accounts to determine integrity of the finances from the year 2021 and back; this does not include 2022 forward. Nancy seconded the motion. Shirley Beasley was also nominated to be on the committee. The two of them will meet w/ BJ to obtain the necessary information.

Any task that the committee will need conducted that requires an expenditure, will have to be approved by the CCVHOA Board.

Whether their should be automatic audits conducted will be put on the agenda for the Annual meeting.

Meeting minutes will now be posted on the website prior to approval which normally happens at the monthly meeting.

There was a motion to adjourn the meeting, by Nancy. Motion, seconded by Rob.

Meeting adjourned by the President.