

# MINUTES

## COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

November 12, 2024.

MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 6:40 BY JANIS STEFL, PRESIDENT.

### IN ATTENDANCE

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

OWNERS Gus Pappas 13A, J.R. Griffith 1B, Chip Hourihan 9B, Shirley Beasley 9A,

### MINUTES

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

MANAGER Michael Gordon 8D.

### REPORTS

- Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Reports for October.
- Michael reported on his activity during October.

### Old Business

- Catalina pools have been in contact with Mike about starting repairs for the in ground jacuzzi.. They are waiting for the new hood for the heater.
- Extreme Landscaping surveyed the leak in the grass sections of the complex and they believe that the main line is either cracked or broken. That is why the North side of the complex is not getting water to the bushes. They are able to repair the main line but we will have to dig up the grass around the pool and where else the lines are broken.
- We have received the money from 14B. \$18,865.87.

- We sent a registered letter to 20 A regarding the past dues. She was asked to meet with the board within 7 days to work out a payment plan. She failed to respond. We have met with a lawyer who is sending her a letter.
- Most of the Christmas decorations are missing so Mike and Shirley Beasley will shop for replacements.
- Certain units are selected to remove old rock and replace with the pink already down on many units.
- We are on a list with 4 Seasons Roofing to repair all the loose tiles on one visit and they are fitting us in.

## **New Business**

- We have met with Woods Insurance agency regarding faulty roofs done by JW Construction. The agent at Woods has contacted JW Construction along with their insurance agency.
- We informed JW Construction regarding the roof leak in 17C.. Mike contacted the roofer to check the roof and identify the situation. He said he found no irregularities on compromising areas that would cause a leak. On Nov. 11, an agent from Woods and a person from Service Masters did an assessment on 17C. They found moisture the walls and ceilings and are currently tearing carpet and dry wall out of the unit. They will be getting on the roof in the next few days to ensure the roof has been repaired properly.
- We met with and got bids from two pool decking companies, Southwest Concrete and Rubber Stone.
- We will be meeting in December on 10th and 17th. We will be sending out ballots for who might want to be on the board. If you want to be on the board or know someone that does please inform the board by sending an email to ccvhoa21a@gmail.com.

## **Comments and Concerns**

- Someone asked Janis how we were doing with the budget.
- She proceeded to share the bills left by the previous boards:
  - \$4000 at lowes.
  - Second, third and fourth quarterlies for 2023.
  - A 941 payroll tax of \$327.33
  - Damage on two condos for over two years. \$7855.00
  - Last years payment to website company, Aztec Media. 428.42
  - Four Corners Electric on 11D. \$3347.59
  - Four Seasons Roofing on 16D. \$1947.38
  - Busy Beaver bush and tree limb removal. \$3347.50
  - Counter on 8D. \$419.77
  - Repairs on in ground jacuzzi. Over \$13000.00

The meeting was adjourned by Janis at 6:40.

The December meetings, 10 and 17, will be held sat 6:00 at the San Juan College Henderson Building in room 9008.