

MINUTES

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

THE MEETING WAS CALLED TO ORDER AT 6:06 AND ADJOURNED AT 6:44 BY JANIS STEFL, PRESIDENT.

December 17, 2024

IN ATTENDANCE

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

MANAGER Michael Gordon

OWNERS Nancy Kester 18A, Janette Griffith 1B, Shirley Beasley 9A. Chip Hourihan 9C.

MINUTES

The minutes for the December 17 meeting have been approved and posted on the website ccvhoa.net.

REPORTS

Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Reports for December .

Old Business

Janis presented the accomplishments of the CCVHOA Board for 2024

- .Cleaned out sewer lines between condo 17 and 18. This needs to be done every 2 years and has not been done the last three years.
- We are getting the in-ground jacuzzi up and running.
- We have Extreme Landscaping repairing sprinkler leaks that have been there for several years.
- Moved gravel and replaced it with new gravel for seven units and we are still working on it.
- Decorated for Christmas. Thank you Shirley for shopping for decorations and helping to decorate.
- The problem with trash cans being left out is practically non-existent.

- We have eliminated people walking dogs on the grounds.
 - The problem of roof tiles has been addressed.
 - We bought a bar top for 8D that was never finished, and fixed other problems. The place was left in shambles.
 - Trimmed trees and removed dead and dying bushes
 - We got the payment for 14B.
 - Paid the \$4,000 Lowes bill from last year.
 - We are working with our insurance company regarding the six and a half roofs that JWF Construction did last year. They were not installed properly and some are now leaking.
 - Paid past due payroll taxes of \$384.
 - The pool has been open every day this summer for swimming even though the chlorinator has been broken for two years. We are looking for someone to fix the the chlorinator.
 - Did extensive repairs on 10C and 11D. It has been a problem during years 22 and 23 and nothing was done about it
 - Repaired a parking lot light that hasn't worked for a couple of years.
 - Repaired a leak for 1B that had an issue for a while.
 - Paid last years bill to Aztec Media.
- The same people who are authorized to sign for the checking account may also sign for the savings account: Janice Stefl, Randall Mason, Mary Pappas.

New Business

Those attending discussed what they wanted done next year.

- Areas cleaned up behind the condos
 - Repair of stucco.
 - Some type of decor on the entrance sign i.e., water feature, flowers etc.
- It was mentioned that we did not have a quorum for this meeting. We had three board members and that is a quorum when there are four on the board.

The meeting was adjourned at 6:44.

The next meeting will be Jan 7 in the Henderson Building at San Juan College, room 9008.