

**Country Club Villas Homeowners Association
Monthly Board Meeting
Dec 11, 2018 Farmington Library**

Unofficial copy pending Board Approval at Feb meeting

Call to Order: 6:00 PM

Minutes of Nov 13, 2018 meeting were read and **approved**.

Financials for Nov 31, 2018 were presented. Balance in bank (including the Reserve funds) is \$158,728.82.

Financials were **accepted** as presented.

Manager's report was presented. Some highlights:

1. Letter from the board was sent to owners/tenants/realty managers of units in bldgs 10, 11, 12, & 15 that have satellite dishes on the roof of their units must have them mounted on the parapets no later than Feb 1, 2019 or a fine of \$100 will be assessed for each month or portion thereof until they are properly relocated.
2. Ron is continuing to tighten "barrel" tiles to assure they don't fall off and removing abandoned wiring and satellite dishes from roofs.
3. Some garage doors need a new bottom seal and manager will purchase and try to replace to save money.
4. Manager scraped and painted all the parapet wood trim on bldg 4. It took 7 Hrs labor (\$15 per hr), paint, and supplies. He will continue with bldgs 1, 2, & 3 as weather permits.
5. Bottom of garage door for unit 8A was fixed.
6. Medallion will be coming to install "gutter funnels" to reduce the amount of backsplash by the newly installed scuppers on bldgs 10, 11, 12, & 15. Funds have been budgeted in the 2019 budget. Manager will paint them to blend into our color scheme.
7. The roof of bldg 5 had to be repaired again by Basin. Basin is having difficulty in getting the leaks repaired. This is the reason that bldg 5 should be the next bldg for a new roof.

OLD BUSINESS:

1. No further word from Atty Thrower on law suit
2. Manager reported that he talked with Wes Stewart concerning 4 occupants in unit 11A and he has arranged to have them moved out by this following weekend. Hence no fines were assessed as long as this is done as promised.
3. 2019 Budget was discussed and an 8% increase in dues was unanimously **approved** by the board 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:

Annual Meeting, to be held on Thursday, January 10, 2019 at 6:00PM, San Juan Country Club.

There being no additional business from the floor, the meeting was adjourned at 6:55 PM

Minutes prepared and submitted by :

Grady Griffith, CCVHOA Sec/Tres