

**Country Club Villas Homeowners Association**  
**Monthly Board Meeting Minutes**  
**December 10, 2019**

Meeting called to order at 5:15 PM. In attendance: Board Members Pete Witzemann, Nancy Kester, Janis Stefl, Steve Owen and manager Taylor Livingston. Owners: Shirley Beasley, Joan Hourihan, Linda Ansley, Malissa Owen, Marsha Graham.

**Financial Report:**

1. There is \$27,000 in roof line item. \$15,000 will be added bringing total to \$42,000 by end of year.
2. Utility expense has increased this quarter which will result in over spent budget in the Utilities line item.

Financial Report was accepted and seconded.

**Highlights of Manager Report:**

1. Roof leaks on 1A, 1B, 3A, 5A, 8A, 10C, 11D, 14A. Leaks have been repaired or in process of being repaired on 1B, 5A, 10C, and 11D which are over the tile portions of the roof. 1A had a cricket install around the chimney to repair leak.
2. Unit 3A, 8A, and 14A have had leaks over last 2-3 years. A recommendation was made to do half the building, which will be 3A & B, 8A & B, and 14A & B. The bid for all 3 would be \$42,800. Stucco will be done in spring for around \$18,000. \$21,000 will be given to A1 Roofing to order material and start on buildings. Motion was made and seconded.
3. 505 motorsports will clean the weeds on their side of the ditch.
4. A sign posting "No Fire Works" will be at entrance a few days before New Year's Eve
5. Building 15 B was hit, but being repaired by who hit it.

**Old Business**

1. No update on DeVincentis litigation
2. Leaks and Repairs discussed in highlights of manager's report
3. Water line replacement schedule. Building 1, then 8.
4. Hot tub closure for winter- getting colder, nothing stated as to closure

**New Business**

1. Gate Representative Presentation  
Chris Haiby of Viking Security Fence gave the following information on fence.
  - A. Arms go up and down
  - B. EMS supervisor is given code
  - C. Must give UPS, FEDEX, Post Office our individual code
  - D. Can use a card, punch in code, or remote
  - E. Garage door openers are not compatible
  - F. Give guest your code if coming in
  - G. Power outage- batteries will come on till electricity comes on. Batteries will recharge

H. Computer will be stored in pool house and on a computer

**Costs:** Estimated for 80 units

1. With 2 remotes \$20,900
2. With 1 remote \$19,300
3. With no remote \$18,000 ( This is by using the pool card)

**Pool Card**

1. Has been budgeted and will be in place. This card is the one that will also open gate.

**Additional Information by manager**

1. Assessment check every 6 months for broken tiles

Next meeting: Annual, January 7, 2020 6:00 at Farmington Public Library

Minutes prepared by Shirley Beasley