

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

Board Meeting Minutes

Tuesday, December 14, 2021 6:00 PM Unit 18A

1. Call to Order/Introductions

Loni LaBossiere, Nancy Kester, Bill Baikie, Janet Griffith, Martha Tilden, Mary Pappas, Josh Payne

2. Financials

Proposed budget in January, more info on CPA then.

3. Managers Report

- Sherwood roofing to continue roofs, Josh and Bill to get together to do excel spreadsheet to keep track of what roofs have been done with what. Last coat not done will be done in spring (seal reflective coat) charged then. 3 ½ in spring and 3 ½ in 2023. Deposit and contract due in March. Price increase expected.
- Tile roofs water getting behind stucco with urethane caulking. 3 Roofs redone in Aug
- 9B Roof leak on flat roof (has not been redone) Bill applied black jack roofing to area. Suspects its going under swamp cooler.
- PRV see notes. Tested by Cooper Fire tested a little bit over at 65. Jeannette's pressure keeps going up currently. Valve is leaking and going up.
- B & D Plumbing to walk complex with Bill to inform. Bill to put that information on an Excel Sheet for documentation.
- Hot tub, table to spring. Motion by Nancy, 2nd by Jeannete and Carolyn
- Pool room shelf needs to be redone.
- Snow removal. Complex is responsible for snow removal on asphalt. Drainage issues Possibly rent skid steer. Bill is one person we will have to be patient. Possibly rent skid steer prior to storm. Have it ready.
- Insurance Josh to possibly get new bids.

4. Old Business

a. Flat Roof Project Update

i. Buildings scheduled for Spring

1. Final Coats in spring for 7A, 7B, 8C, & 8D
2. New Roofs Building 9, 13 (half), 14 & 17)

b. Roofing Attorney Update

- i. Possibly talk to Albq Attorney
- ii. Meeting with Risley

c. Hot Tub – Purchased On-site install in spring

d. Cable Wires hanging from Buildings 1-4

e. Parking Lot Clean-up Sweeping

5. New Business
 - a. Board Members/Status
 - i. 4 Open positions
 - ii. Transparency, Policies & Procedures, Job description.
Insurance for board members. Manager and owner responsibilities.
 - iii. Written documentation
 - b. Current and Future Financial Provider
 - i. Quotes
 - c. Annual Meeting/Ballot
6. Additional Business (Owners/Guests)
 - a. Credit card for Resident Mgr will have to go through boxes left to find passwords and accounts.
 - b. Petty Cash to Resident Mgr will provide reimbursement for now.
 - c. Bill suggested place walkway behind bushes north of Guard shack for safety.
 - i. Bill to come up with schematic
 - d. Talk with City to put cross walk
 - e. Bill to get list together for all concrete work
 - f. Jeanette made motion to provide Manager to get bonus for Christmas. Loni 2nd that. Everyone "I"
 - g. Are we compliant in financial and recordings with the State?
7. Next Meeting January 11, 2022 at the Courtyard by Marriott 6:00 PM
8. Meeting Adjourned