

MINUTES
COUNTRY CLUB VILLAS AT FARMINGTON HOMEOWNERS ASSOCIATION
REGULARLY SCHEDULED BOARD MEETING

Date and Time:
Tuesday, Dec 13, 2022, at 6:00 p.m.

Location: 111 N Orchard Ave
Farmington, NM 87401

Board Members Present:

President-Josh Payne, Secretary - Catherine Marquez, Member-Nancy Kester 18A

Others Present: Rishawn (Mgr) 8D, Shirley Beasley 9A, Charlene Davis 10A, Maggie Frye

Meeting called to Order:

At 6:05 p.m., the President called the regularly scheduled meeting of the Board of the Country Club Villas HOA, to order, at 111 N Orchard Ave., Farmington, NM 87401.

Meeting Minutes were passed out and reviewed by those present. A motion for approval was made by Nancy and seconded by Josh. By vote the minutes were approved. No opposition. Motion passed.

Financials as of November 30, 2022 were handed out and reviewed.

- For the Annual Member Meeting, Josh will prepare the 2023 Estimated Budget from this years Income and Expense statement using YTD figures, through November 30, 2022
- Overall, the accounts balances look pretty healthy right now. This is in part, due to the fact that we did not complete the total number of roofs that we had hoped to complete this year (we are close to completing 2-1/2 buildings, rather than the 4 planned).
- A question was asked and it was explained that the bank account on the Balance Sheet, titled "Roof Assessment" includes the \$1K annual assessment, as well as the monthly roof allotment from each owner's dues. Current balance in that account is \$72,100.92.
- It was also noted that the Income account, on the P & L statement, entitled "Roof Assessment" includes both the annual and monthly roof collections. This is why you see larger collections in this account in the first 4 or 5 months of the year, when most owners were paying the \$1K assessment.
- Questions were asked about how much it ended up costing this year, for each building that was roofed. The average cost came out to approximately \$100,000 per building. There are 5 buildings left to roof. Thus, approximately \$500,000. more will be needed to complete the roofing project. This is an issue that the new board will need to address.
- Josh noted that there will need to be an overhaul of the Roof Budget due to financial as well as contractor performance issues. 1) there will not be enough money from the \$1K assessment and 2) considering the issues we are having with the current contractor, Sherwood (the foam portion of the work). Rob and Rishawn have spear headed the task of trying to find a reliable, reasonably priced contractor to take over Sherwoods' job, next year.
- Looking at the "Dues" income account, Josh concluded that overall, our due collection from members is strong. Josh explained that he wants to get the Association on a level where we are in a strong position to file and enforce liens on delinquent members' units. There is an intricate issue that is at the state level that Josh wants to examine and make sure we are in compliance. There is a grocery list of things we need to do/have filed. Josh intends to fulfill his promise to create a process where we are dotting our I'd, crossing our T's to be able to enforce the liens. He intends to continue that endeavor, even after he leaves his position as President of the Association.
- A motion to approve the financial reports was made by Nancy Kester and seconded by Cathy Marquez. Vote to approve was unanimous.

Managers Report:

- Rishawn has had an increase in work order requests. He is in the process of working on all of those.
- He has also been busy on 8D - the cabinets, and counters are in. Now, he is finishing up on the plumbing and electrical.
- He is also still trimming overgrown tree limbs that are reaching buildings.
- He is also doing pool-house clean up, counting materials, and tools.
- Most violation issues are concerning parking. Specifically, non-occupant vehicles in spots for an excessive amount of time.
- Jacuzzi is still closed. We are still waiting for the ordered part (broken knob).

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- Once the part is in, it will be a matter of the weather on when the jacuzzi can get fired up and running. He needs the temperature to be at a certain degree to start the tub again.
- Josh noted that there is an issue with this jacuzzi. He indicated that this jacuzzi is not really suitable for for an 80 unit complex.
- A member inquired on whether we should explore getting the old in-ground jacuzzi up and working again. Rishawn will pursue getting information for fixing the in-ground jacuzzi.
- Pool pass: Rishawn is waiting for a tech from Next Level to come out and take a look at our system.
- A member requested breakdown of pool and hot tub expenses, for the past year (2022). Pool and hot tub expenses along with roof expenses are currently lumped into the repairs and Maintenance account, on the Profit and Loss statement. This makes it difficult for all to accurately access these expense accounts. Josh said Rob Alvaro is working with Gwen and Rishawn on getting these expenses separated out.
- Cable wires and pipes are still a work in progress - one member suggested that the wires/pipes that are hanging down should be his priority.
- Rishawn got his pool certification. Pool was properly closed.

Old Business:

Flat roof - Rob and Rishawn are trying to find an alternative roofer (including a few from Albuquerque) as a back up for next year.

Insurance claim against A-1: Once again this topic was discussed. Josh reiterated that the he received a flat denial of claim from the new adjuster, who took over. The insurance company's position is that they do not know if the damages we are seeking come from the work of their insured or if the damages were from the pre-existing problems with the roofs (which necessitated the need for new roofs). For this, the burden lies w/ our Association. Josh will be handing this endeavor over to the President of the new board.

Maggie suggested we might be able to go to state insurance board. Another member inquired as to why the Association's insurance company was not involved with helping us deal with the contractor's insurance company. If A-1 is still in business, a complaint with the Contractors' Board might also be pursued.

New Business

Josh has been busy pursuing proxies for the Annual Member meeting and encouraging attendance by those who can attend. Currently he estimates that he has obtained 23 proxies. Shirley indicated that she has 3 or 4. With proxies and confirmed attendance from members, Josh anticipates an approximate representation of 45 members. He noted that we need 40 for a quorum. He will continue on this effort.

Agenda for Annual Member Meeting was discussed.

Notice of the meeting has been posted on the website. Notice of vacancies for Board members and Officers' positions has also been posted. Additionally, Josh has emailed and even called many of the members.

5 Board of Directors will be voted in at the meeting. Working off the Sample Ballot, Josh will have a Final Ballot to hand out at the annual meeting. The Sample Ballot has been posted on the website. Potential candidates were discussed. Other than those, listed on the Sample Ballot, the attending members were not aware of any other potential candidates.

It was suggested that short Bio's for the Board candidates be included on the Ballot. Josh will include short Bio's on the ballots. Votes will be tallied and announced at the conclusion of the meeting.

Immediately following the Annual Member Meeting, the Board will hold it's annual Board of Directors' Meeting. Primary purpose of that meeting will be to Vote for 2023 Officers.

There was a motion to adjourn the meeting, by Nancy Motion, seconded by Josh.

Meeting adjourned by the President.