

MINUTES

COUNTRY CLUB VILLAS HOMEOWNERS ASSOCIATION

THE MEETING WAS CALLED TO ORDER AT 6:00 AND ADJOURNED AT 6:30 BY JANIS STEFL PRESIDENT.

December 10, 2024

IN ATTENDANCE

BOARD MEMBERS Janice Stefl President, Randall Mason Vice President, Mary Pappas Secretary

MANAGER Michael Gordon

OWNERS Kathy Owen 10A, Vickie Phillips 19 A, J.R. Griffith 1B, Shirley Beasley 19A.

REPORTS

- Janis distributed copies of the CCVHOA Bank Reconciliation Summary and Financial Reports for December.
- Michael reported on his activity during December

Old Business

- Catalina pools is expected to be back this week to hook up the gas line and start filling and adding chemicals.
- Xtreme Landscaping found various leaks in the sprinkler system, including the main water line. They are in the process of acquiring necessary material to fix and locate more leaks.
- Randy left a lengthy message to Mr. Becksted (lawyer) regarding 20A. We are waiting for a response.
- Four Seasons replaced damaged and missing tiles on Saturday, December 8. The problem relates back to the builders who used short screws to affix the tiles. Four Seasons replaced with long screws. Michael is to check for more damaged or missing tiles.

- Starting in January a late fee will be charged If dues are not paid by the 15th of the month.
- Rubber Stones bid on the pool decking was \$90,000. Southwest Concrete could not do the project because the decking is in such bad shape. We are investigating more options and may table the project for a year.
- Michael and Shirley have been installing Christmas lights. Everyone is very pleased with the results. Janis thanked Shirley for all her help.

New Business

- 17D, 13 B (roofs done by JWF Construction in the last year) and 11C have leaks. Woods Insurance (HOA's insurance company) are coming to inspect the roofs on six and one-half building concerning the leaks to determine if the roofs by JWF were done according to code.
- San Juan Realty was concerned that their emails were not being answered. It is because they were not sending them to the **ccvhoa21a@gmail.com** address. Janis explained that the proper address can be found on the website.

COMMENTS AND CONCERNS

J. R. Griffith presented to the board information on a leaf vacuum that she found costing around \$800.

The meeting was adjourned by Janis Stefl at 6:40.

The first meeting of the year is January 7, and we will be announcing the new board on that date. The meeting is in the Henderson Building at San Juan College, room 9008.