

**Country Club Villas HOA Board Meeting
2009 Annual Meeting
San Juan Country Club Meeting Room
January 7, 2010**

Meeting commenced at 6:30 pm. Board members present were Daryl Leeper, Pete Witzemann, Don Carlson, Grady Griffith, Peggy Puckett. Property manager Patricia Jones and seven condo owners were also present including Alex Kreslin, Robert and Shirley Beasley, Frank Santoro, Gary Graham, Kris Dixon, Kathleen Gross and Ardella Troy.

Manager presented 2009 Year End recap as follows:

1. Hot tub and pool were upgraded to meet state code
2. New pool deck coating was completed
3. Comprehensive maintenance flat roof project was completed with the exception of bldg 18 which is currently being finished and will be complete before the end of Jan 2010.
4. Stucco repairs around complex were completed
5. Outside light repairs and replacement were begun with newer low light technology
6. New lane striping around the complex was done which designates fire-lanes, etc.
7. Hot tub was drained in Nov due to leaking pipe. Source of leak has not yet been determined.

Treasurer presented recap of year end financials:

1. End of year income was \$2,600 above budget due to the collection of fines, late fees and additional reserved parking fees.
2. Reserve fund is currently at \$35,000 as a result of the monthly assessment for 2009
3. The creation of a website for the association was an unbudgeted expense which will be addressed in the 2010 budget. The website should pay for itself if we choose to allow business to advertise.
4. Budget was overspent on parking lot repairs due to the drainage issue at 9D.
5. Inside leak repairs caused the largest expense over budget spending. Many owners had not reported damage to the manager until the contractors were actually doing the repairs.
6. Outside lighting repairs and replacements also ran over budget for the year. More replacements are planned and allowed for in the 2010 budget.
7. Total complex repairs that were budgeted for in 2009 but not yet needed have allowed for a carry over of \$7,000.00 into the 2010 operating budget.
8. The year end income exceeded expenses by \$9,007. This amount is reflected in the bank balance at the end of the year which is \$57,396 (this includes the \$35,000 in reserve acct).

Website: The creation of a website was undertaken during the last quarter of the year. It is up and running and providing better communication for both owners and residents. Peggy Puckett has agreed to monitor the website. Communication with the manager will enable her to remove any access to the "member only" areas by former tenants. Hopefully, advertising by local businesses will cover the annual cost of the website. Any owner who wishes to advertise a unit for sale or lease will be granted that space free of charge.

Rules Changes as proposed by the Board were presented by Daryl Leeper, President.

1. Children under 12 (when accompanied by an adult) are permitted to ride tricycles, be pulled in wagons, strollers, etc. for a reasonable period of time.
2. An adult must be within arms reach of any child in the hot tub.
3. A resident or owner is allowed to have up to 11 people in the pool area at one time (rules previously limited that number to seven)..
4. Wording will be changed in this section of the rules to define a “Special Scheduled Party” which requires a \$100 deposit versus a swimming party in which a deposit is not required.
5. Pool passes are not to be left unattended or available for pickup by nonresidents.
6. Removal of the section which addresses the cost of guest pool passes
7. New pool hours ... pool closes at 11:00 pm
8. A waiver will be required by any owner who chooses to place a TV /satellite dish on the roof (**this is a new rule**).
9. With the availability of the website listing condos for sale or lease, the “For Sale” and “For Lease” signs will no longer be permitted at the entry to the complex.

2010 Budget Discussion – Current Board Members

1. Concerns about quality of work being done by contractors (roof and seal coat on pavement) . The North and East pavement seal coating were not included in 2010 budget. Long-term solutions to paving issues in complex will be studied further.
2. Alternatives for perimeter fencing were discussed. Privacy and noise concerns were discussed. (Possible solid block fencing etc.)
3. Hot tub leak and adding a jet will require concrete demolition. Any repairs or additions will have to follow State Regulations. A new package unit was discussed, as well as access to any proposed fix.
4. Extended discussion was heard about developing a contingency plan for long term projects to become part of the budget, to secure the integrity of the complex. Paint, wood trim, pavement, roofing (flat, tile) fencing, and landscaping). It was proposed that an **advisory committee** be formed to help determine the needs and costs of these items.

2010 Board Elections

1. V-Pres Grady Griffith stepped down
2. Kris Dixon nominated Ardella Troy, Patricia Jones (representing numerous owners by proxy) seconded the nomination
3. Gary Graham nominated the four remaining current board member and Kris Dixon seconded the nomination. The vote taken by show of hands was unanimous.

2010 CCVHOA Board – Don Carlson, Daryl Leeper, Peggy Puckett, Ardella Troy, Pete Witzemann

