

Country Club Villas Homeowners Association
Annual Owner's Meeting
January 10, 2017
Marriott on Scott Ave, Farmington, NM

Call to Order: 7:00

Welcome and Introduction of the Board and all those in attendance.

Present: Board members/Owners, Grady Griffith, Pete Witzemann (presiding), Don Carlson also present Jim Prator (Manager), Peggy Puckett (Bookkeeper/owner)

Additionally, the following owners were present: Janette Griffith, Nancy Kester, Joan Hourihan, Robert & Shirley Beasley, Daryl & Sue Leeper. Also present were property managers Rosemary Hart and James Lesser (San Juan Realty)

Financial Report: The report was presented and discussed. The Collective Balance at the end of December 2016 was \$118,119 and the resulting Asset Balance was \$180,610. Financials were approved. The 2017 Budget was presented and accepted by those present. Those Items of interest which were over-budget for the year were brought to the attention of the owners.

They included:

- 1) vandalism to wing walls (approximately \$500 each)
- 2) Removal of trees, limbs and shrubs (\$3,600)
- 3) Water main line (due to old lines & pressure issues) (\$9,000)
- 4) Termite treatment (\$4,000)
- 5) Leaking roofs (\$11,500 over budget)
 - a) Outside repairs (\$10,500)
 - b) Inside repairs (\$9,000) Attendees were reminded to report damage ASAP
- 6) Overrun on individual Flat Roof Replacement (\$38,000)

..... mainly due to the issue of the parapets not being strong enough to support the dishes, etc. Four have been completed for a total of \$152,000. Project will probably need to be extended into years 11 and 12

Cost savings measures :

- 1) Winter time hot tub closure
- 2) Water line repairs being handled differently than in prior years. Result is lower water usage/expense.(approx. \$6,000 less than prior year).
- 3) Plans in the works for Xeriscaping to save water expense in the future

Financial Report was ACCEPTED

Manager's Report

Jim Prator explained briefly that items of greatest concern are the roof leaks on those buildings which have not yet received flat roof replacement and the parking lot repairs that are urgently needed. Manager's report was ACCEPTED.

Owner's Issues registered were mainly concerns regarding parking violations, ie. People not parking at least one car in their garage thus creating crowded lot and individuals parking in the fire lane for more than the allowed 15 minutes. Oversized vehicles must be parked in a space that accommodates the size or parked on the street outside the complex. Manager was instructed to monitor more closely and issue fines if warranted.

Roof Project: Bldg #16 will most likely be the next in line and should begin in May.

Water pressure/Pressure Reducing Valve: The problem has been identified and our options have been discussed with the Farmington Fire Dept as regards the relocation of the fire hydrants. This is a very expensive project but probably the only way to solve the problem. The current valve is operating as well as can be expected but cannot operate correctly due to the inadequate water requirement on regular basis. The city will not pay for us to move the hydrants onto the City Main water line. Hydro excavation is the proposed method for relocating the hydrants. We are replacing water lines from the main lines to each building rather than just repairing them as they break. We have done 10 of the 20.

On-Going Projects:

- 1) Renovations to Pool House
- 2) Landscaping

The floor was opened to nominations for 2017 Board of Directors. There were No volunteers and no nominations. D. Leeper moved to elect the current sitting board by acclamation. P. Puckett seconded the motion. **Motion passed** with the exclusion of M. Pappas who had previously submitted her resignation. The office of Secretary/Treasurer will be a Board appointment as soon as possible since it is a requirement that the organization have someone of record.

Next Meeting Scheduled for Feb. 9, 2017 , Thursday 6:00 P.M. Marriott on Scott Ave.

Adjournment: 8:30 P.M. Minutes prepared by : Peggy Puckett