

Country Club Villas Homeowners Association

Annual Meeting Minutes

San Juan Country Club

Thursday, 10 Jan 2018, 6:00 PM

1. Open the meeting with Welcome and Introductions. In attendance: Peter Witzemann, VP/15C; Grady Griffith, Secretary/Treasurer/1B; Nancy Kester, Member/18A; Janis Stefl, Member/19B; Peggy Puckett/4A, Shirley & Bob Beasley/8A, Daleen Meek/8C, Gaye Reinhardt/16D, Daryl & Veronica Murray/14A, Don Carlson/14B; Greg & Pam Anderson/15D; Janette Griffith/1B; Ron Pryor, contractor-Pryor Built Construction & Painting

2. 2018 Financial Report (EOY) was presented. As of 12/31/18 the CCVHOA bank balance is \$152,832.91. This includes \$16,674.52 for roof assessment; \$71,235.42 Reserve Fund; \$6,019 carryover for landscaping; \$3,657.27 Repair/Reseal carryover; \$4,081.45 Suspense; \$51,065.25 in general funds; and \$100 in petty cash. Report was **approved** as presented.

3. Review of Activities in 2018 and projected projects for 2019:

A. Report on litigation with DeVecintis. VP read email from Atty Brandt Thrower stating the HOA is waiting for a counter offer from Atty Colfax after the HOA counter offered a \$15K settlement and it has neither been accepted nor rejected.

B. The property and liability insurance previously held thru State Farm was replaced with a policy thru AVI-Travelers. The board felt State Farm did not act in our best interest when they refused to handle the litigation filed by DeVecintis.

C. Our manager, Efrain Oquita resigned in March and new manager Taylor Livingston was hired and started his duties on Mar 22. It was a steep and rapid learning curve for Taylor in adapting to CCVHOA's extensive needs and requirements. Taylor's first major job was getting the pool and hot tub ready for use and inspected before Memorial Day while attending to daily activities that needed his attention also. He attended the Certified Pool Operator class in Durango and received his certification. The pool and hot tub opened on schedule.

Taylor has been able to get jobs done for the CCVHOA quickly and efficiently. Using hourly help, the driveways, parking lots and gravel areas in the complex were kept cleaner in '18 than anyone can remember in past years.

When Taylor was unsure of how or what to do he asked for assistance from board members and was able to successfully complete those jobs. He has become a valuable asset to our association as he continues into 2019. Thank you Taylor for a job well done.

D. Due to escalating costs, only one new membrane roof was completed in 2018 (Building 6). The board has contacted several roofing companies and has received bids for several roof types and will be getting more information to decide what the best course is for the remaining roof replacements. Bldg 5 needs the most attention because of ongoing roof issues and will most probably be the next roof to be replaced.

E. Buildings 2 & 3 water line and corporation valves were replaced. Buildings 1 & 8 water line and corporation valve replacements are budgeted for 2019 as soon as weather permits.

F. Outside roof repairs and inside leak repairs were numerous and expensive this year. Fireplace/soffit repairs were completed on units 18A, 8A & 9A. Repairs averaged over \$5,000 each and had not been budgeted. Three additional units (1A, 6A & 11A) have reported similar issues and will be repaired in 2019. The dues increase was implemented to cover the projected costs of these 3 repairs. Owners/tenants/management firms are to report roof leaks immediately to the manager to reduce the amount of damage and the resulting expense. Owners and/or management teams are encouraged to inspect empty units regularly after any precipitation to identify and report leaks.

G. Robert Sosa Stucco made numerous stucco repairs in the complex after finishing Bldg 6 parapets. He and his crew did an excellent job and will be used in the future. If you notice issues with stucco notify the manager so repairs can be scheduled.

H. Door and window trim project slowed due to management transition but buildings 5, 6, 7, and 8 were completed in 2018 and 3 more buildings are budgeted for completion in 2019. The buildings that have been completed are: 1-8, 10, 11, 12, 15 & 16 since the project began leaving 7 buildings to complete in 2019 and 2020. We have the metal sheeting available to complete the project and Ron Pryor is preparing to begin the project this spring.

I. Pool maintenance this year included installation of a new pool heater. The hot tub heater has been acting up and we have a new one on hand when it decides to stop working properly. We utilized Jone's Aquatics to help maintain the pool and hot tub, and it included some initial training for our new manager.

J. Because of several incidents at the pool/hot tub this year, security cameras were installed so that the board has a source for information in the event incidents occur again. Cameras are not monitored constantly therefore cannot be considered pool safety equipment; they are SECURITY cameras. Cameras were also installed at the front entrance and exit ramps of Country Club Villas as a safety device that could aid law enforcement if needed. With security in mind, the manager is getting information and pricing so that the board can discuss the pros and cons and decide if installing a keypad activated gate system at or near the front entrance/exit is what the HOA wants to proceed with. More to come on this item in the February monthly meeting.

K. Building 19 was treated for a termite infestation by Larry's Pest Patrol for only \$1,800. We have budgeted for 2 treatments in 2019. (hope we don't need it!) The honey locust trees

inside the complex were also treated by Larry's Pest Patrol to control a borer infestation. A follow up treatment will be done this spring for additional insect control.

L. The board dealt with four incidents of occupancy violations this last year. The board is mandated to address occupancy rules violations and will continue to do so.

M. The manager has painted the wood trim on the parapets of building 4 since there were several concerns voiced about the negative "street appeal" seen from Villa View Dr. Other buildings along Villa View Drive will be painted as weather permits.

N. The Board encourages use of our Association website to keep current with projects and important announcements from the Board. Address is: www.ccvhoa.net (REGISTER to get a user name and password for full access)

O. Contacts for manager: Taylor Livingston at unit 8D: 327-1005 or by email: manager@ccvhoa.net

4. Copies of the 2019 Budget was given to all owners present. There being no specific questions or discussion from the floor the VP opened nominations for 5 board members. The following nominations were made: Pete Witzemann, Grady Griffith, Peggy Puckett, Janis Stefl, & Nancy Kester. Asking if there were any other nominations from the floor (and there were none) nominations were closed and the 5 nominees were elected unanimously by the members present.

5. Closing Comments. The VP asked the newly elected board to remain for an Executive Board meeting immediately following adjournment.

6. Pete thanked the owners present for attending the meeting. There being no further business the meeting was adjourned @ 7:15 PM.

Respectfully submitted by:

Grady E. Griffith, CCVHOA, Secretary/Treasurer