

Country Club Villas Homeowners Association
Annual Owner's Meeting Minutes
January 7th, 2020

Meeting was called to order at 6:15 PM. In attendance: Board members: Peter Witzemann - VP, Nancy Kester, Janis Stefl, Taylor Livingston-Manager, Owners and those representing owners on their behalf: Ryan Hagin (2A), James & Verna Christensen (20D tenants), Dalene Meek (8C), Carolyn Smith (18B), Linda Ansley (17A), Russ Allen (9B), Laura Brinkerhoff (9B), Don & Amy Carlson (15B), JP & Loni LaBossiere (18C), Sheila Cave (representing 1A&2C), Penny & Mr. Jacquez (5A/6D), Larry Owen (12A), Greg Anderson (12C), Gus & Mary Pappas (13A), Mitch Lybrook (1C), Darrel & Veronica Murray (14A), Shirley Beasley (9A), Melissa Owen (6C)

Financial Report: The financial report was given as of December 31, 2019. There were no questions and report was approved.

Old Business:

A. Flat roof project update/inside repairs

Three half units will be completed this year. They are 3A&B, 14A&B, and 8A&B. This is due to constant leaking and was estimated we have spent \$20,000 for repairs. Basin started the new roofs and was charging \$43,000 per building and with stucco the cost was \$53,000 per building. We now have A1 Roofing which is completing a building (all 4 units) for \$42,000 which includes stucco. The new roofs will also have a 20-year guarantee.

B. Building water line replacement & Landscaping

There are 6 water lines to be replaced. The estimated cost of each is \$4,500 and will be completed as budget allows.

C. Structural Trim Project

There are four building left for structural trim. They are Building 17, 18, 19, and 20. The cost per building is \$5,000 and at least 2 buildings will be completed this year.

D. 12-C Litigation

Questions were asked about the litigation and where it was at this time. Mr. Witzemann explained how litigation started for those who were not aware of what the litigation and where it stands as of this date. Mr. DeVecentis was constantly disobeying rules about walking his dog on the grounds and allowing it to defecate in common area. Our policy states that if you have a dog, they have

to be carried off the grounds, and no barking. After his 3rd warning, he was fined \$100.00 a day for 3 months. After he moved, his sister got an attorney and said she now couldn't sell the unit because only 3 people are allowed in a unit. However, Mr. Witzemann stated that 6 units comparable to hers has sold. She currently has the unit rented and is current on dues. To date, we have paid our attorney \$12,000.

New Business

A. HOA Short term Rental Policy

Concerns from Mr. Allan about the notice of Amendment to rules and regulations as of June 2019 that rentals must be no less than 3 months. His concerns are Mrs. Brikerhoff's AirB&B in 9B.

1. 9B was bought for business personnel and missionaries who had business in the area. He questioned the policy on the amount of time visitors could stay.
2. The procedure for access to the property which is to be sent by owner to property managers before tenants' arrival (This can be found in page 7, Item 7 of the Country Club Villas Homeowners Association Rules and Regulations as of June 2019). He felt asking visitors age on the form was not appropriate.
3. Wanted to know if board had 2/3 vote at this time. Feels the more restrictive our policy is, people will want to sell.
4. 9B guests are vetted so this shouldn't be a concern.
5. Stated to board that the policy would not hold up for future AirB&B's because the definition according to state is that a condominium is for resident and recreational living. He stated that AirB&B's are the world today.

Concerns from owners of AirB&B in 9B

1. Bought their condo as a home not an apartment where people are coming and going constantly.
2. Did not want strangers in pool area or elsewhere around their children.
3. Stated that some areas in state don't allow AirB&B's
4. Bought homes for a safe place and a sense of community

Solution from 9B owner

Mrs. Brinkerhoff, the owner of 9B told Mr. Allen she would rent or live in it herself.

B&C. 2020 pool Gate and Main entry gate survey

1. Pool gate card has already been budgeted and will go into effect for 2020 year.
2. Main entry gate will be further discussed by board. The projected cost will be approximately \$250.00 per unit as a one-time assessment. Each unit will get one remote and further remotes can be bought upon request.

D. New Roof Rules

1. There is a new roof tile policy on website concerning damage of the roof tiles due to maintenance/repair and /or service personnel on the owner's roof. Please read rules and inform anyone doing work on your unit.

E. Nominations and Election of 2020 Board Members

Pete Witzemann VP, Nancy Kester, and Janis Stefl were nominated and approved to remain on board. Shirley Beasley was nominated and approved. A 5th board member will be approved at later date.

Meeting adjourned.

We want to thank everyone who came to the board meeting and look forward to seeing you next month.

**Next board meeting is February 11th at 5:00
Farmington Public Library**