

ANNUAL MEETING - MARCH 17, 2022

Country Club Villas

February 25, 2022

Dear Community Members,

Annual Board Meeting March 17 at 6pm. Please join us for our annual board meeting. Come to the clubhouse in person, or join via zoom. Total Property Management will send a zoom link prior to the meeting.

February 23 Open Meeting. Current Board members attending: Dicksy Rhoads, Sharron Barnum, David Senior, and David Starling. Absent Monique Roesse. Meeting convened at 6:04pm, and adjourned at 8:30pm. David Senior conducting. Approximately 30 community members attended. Jonathan Penberthy, Handcrafted Solutions, and Rich Wells, Total Property Management were introduced.

Questions and Answers: *The HOA dues* increase of \$655 has been tabled until our annual meeting. We've been grappling with rising costs and deferred maintenance. We appreciate and value your input. Thank you for participating. Special assessments were discussed.

Limited common and common property. Everything inside the walls of your unit belongs to you. All areas outside your unit are limited common and common area. An example of limited common property is your assigned storage space and your balcony. You don't own it, and you're the only one who can access to it. Common property is shared space such as the garage, pool and clubhouse, hallways, elevators, etc.

Batteries for the exercise bicycles in the clubhouse need to be replaced.

Total Property Management: Rich Wells explained a letter (enclosed) will be sent to each owner explaining where to send dues. FCS will forward any funds they received from you. Going forward please send any and all payments to TPM. All late fees will be waived due to circumstances. Thank you for your patience.

New Security System: Johnathan Penberthy explained our new security system. On March 17th, starting at noon in the clubhouse, please turn in your keys to the outer doors and pool/clubhouse. Keep your garbage key and individual storage key. All outer doors will be rekeyed for security. If you cannot pick up your new key fob (each unit receives 2) on that day, no problem. You can gain access to the building with your six-digit code by filling out this online form <https://forms.gle/uDP6Shhiv4QtkV2c7> Please arrange with Handcrafted Solutions 801-876-6300. We are happy to help you.

Financial Concerns: HOA dues increase reflects the amount needed to maintain, repair, and replace items in the reserve study. We are looking at some major repairs going forward, like the replacement of the roof in the South Building. We'll be getting multiple bids and Rich Wells will be helping us with this process. Every three years in Utah, a reserve study is required. A new study is due again this year. It lists necessary items and approximate costs. D. Starling, currently our Treasurer, shared CCV financials for all to see.

We hope to see you at our annual meeting. We encourage each owner to submit a bio by March 11 if you'd like a position on the board. Voting will take place on March 17.

Sincerely, your CCV Board

