

Country Club Villas
Annual Homeowners Meeting Minutes
March 9, 2021
Online – Zoom

Welcome

Links for documents with 2020 financial information and proposed budget for 2021 were distributed with the meeting notice and agenda. Sarah also posted these documents in the chat of the Zoom meeting.

Ken wanted to make note that if you haven't voted yet on the CCRs, or need to change your vote, please do so as soon as you can.

Brady Pope is our new property manager for CCV at Advantage Management.

Recap 2020 and Proposed 2021 Budget – Sarah shared her screen with the budget from last year and then proposed budget for 2021. The board is still waiting for some bids, like for landscaping. The monthly dues will have to increase, but when that is determined, you will receive an email notification. We need to get more money into the reserve account.

Fixed elevator in North building. Got AC compressor replaced in pool room. Inside and outside lights fixed. Had close to \$20,000 unplanned expenses this past year.

Future Projects – Asphalt Sealing – to prevent cracking and weather damage. This hasn't been done for six years, and should be done about every five years.

Will do power wash of parking garage this spring.

Reserve Study - We had a reserve study 2019 which gives a sense of when things need to be repaired. We are only about 11% funded currently. Reserve funds are for the large projects that will need to be funded to avoid special assessments.

The reserve study is available on the community website.

Board will have to decide what the dues will be moving forward.

Comments/desires from owners for future:

Tennis court is still on the list of things we'd like to get done. It keeps getting bumped when other expenses come up.

Desire for change of keys for clubhouse. Ken has looked into this as well as cameras. Cost is pretty high. New board will have to make these decisions.

Desire to change flooring near clubhouse that gets wear and tear. Maybe rubber around pool.

Patio re-finish. (Board did investigate this last year, had a bid, but then the elevator costs occurred.)

Desire for signage identifying Country Club Villas.

Trimming bushes.

Entry areas and stairways look dirty. (There is a bid out on this now.)

Brady asked for any other requests to be put in the chat and he will collect those for the new board.

New HOA Board of Directors for 2021

Four spots and four candidates so no need for a vote.

Ken Barnam 1 year position

Bob Moody 1 year position

Dicksy Rhoades 3 year position

Dave Starley 3 year position

Monique Roese finishing up 2 years on her term

Open Forum

There were some questions about water damage and whose insurance covers it. Here is the HOA insurance contact:

Sentry West

LaMond Woods (Agent)

801-225-5000

eois@sentrywest.com

Best way to contact Brady at Advantage Management:

Advantage Hours are: 9-5 M-TH, 9-1 F

Call 801-235-7368 ask for Michael (Brady's assistant) or Brady

Email hoahelp@amres.co with any questions or contacts They will respond within 48 hours maximum, but normally it is same day.

Board email address to use if you are appealing a fine or giving suggestions
villasatthecountryclub@gmail.com

Brady does attend the board meetings. The new board will get organized and get set them up on the email.

It is a goal to get the HOA as financially fit as possible, without too big of a burden to the owners.

Can we have the annual meeting the second Tuesday of next March so it is consistent. The new board and determine this at their next meeting.

Date for votes on the CCRs is March 17. This could be pushed back if needs to be. The meeting with the attorney and revised version was helpful.

Shopping carts need to be left by the elevators. There have been some other concerns in the north building. A camera in the garage area would help with this, since don't always know who is responsible.