

C.C. Villas Homeowners Association  
Board of Directors

Board Meeting  
02/06/2011  
6:00 P.M.

**Present:** Board Members present included Daryl Leeper (presiding), Pete Witzeman, Peggy Puckett, Don Carlson, and Grady Griffith. Also attending was manager Patricia Jones and owners K. Gross, N.Kester, G. Graham.

**Minutes:** Board agreed to waive the reading of the minutes of the Annual Meeting since they had been emailed to the Board following the meeting and also posted on the website. There was no January Board meeting due to schedule conflicts.

**Financial Report:** Peggy Puckett reviewed the January financials reporting that the collective balance in the bank accounts at the end of the month was \$70,785.94 and the resulting Asset Balance on the Balance sheet was \$132,671.

**Manager's Report:** Patricia reported that in addition to the routine daily tasks done in February, she also did the following:

- 1) Continued to try to schedule the garage door installation at 19B,
- 2) Assisted owner of 13D in finding the water shut off **NOTE: a message will be posted on the website informing owners/tenants that they should make a point of knowing where the water shut off for their unit is located**
- 3) Dealt with water line break at 8C and 7B
- 4) Contacted Basin to repair roof leak at 2C
- 5) Inspected reported leak at 8A
- 6) Removed snow and ice from parking lot
- 7) Contacted Basin to repair roof leak in 18A. Repairs to ceiling will be done after the roof is completed.
- 8) Contacted Majestic New and asked them not to leave their weekly paper on the sidewalks.
- 9) Contacted B&R to evaluate the job at 10A. The paint was not bubbled but there are a couple of nail holes that have popped out and need to be repaired.

Manager questioned Board regarding a cover for the hot tub, speed bumps and parking lot damage. She is still waiting for Comcast to respond to her request to bury cables around the common areas. Managers noted again that gravel needs to be replaced in some areas (particularly street side entrance, behind bldg 13, etc.)

**Old Business:**

- 1) Roof and rain damage has been completed except for 16A. Mgr will check it out.
- 2) Unit 4A downspout is scheduled to be repaired. Contractors will be asked to give a bid on the remaining gutter work that needs to be done this yr.

- 3) It was noted that the general consensus at the Annual Meeting was that we do NOT need speed bumps
- 4) Owner of 18 A requested that the Board waive her late fee and finance charges since she was actively trying to get the party responsible for the damage to pay. As soon as she received the \$800 she turned it over to the bookkeeper. **Board voted unanimously to waive those fees.**

**New Business:**

- A. Concrete is heaving in the drive in front of 1A and the curb is cracked. Managers will measure and document the amount so that we will have a basis to compare it to when the weather warms up. It was reported that a similar problem exists at 19A.
- B. Discussion about hot tub installation was tabled. It was agreed that the old tub would be demolished.
- C. Motion was made and seconded to move \$6,000 from the operating account into the savings account. **Motion passed unanimously.**
- D. Dirt Bandit bill for snow removal was discussed. They were contracted to move the ice from in front of the north facing bldgs (#5, #9, #13, #14 specifically). Since they did not perform the job to the manager's satisfaction, a motion was made that we pay 50% of the bill only. **Leeper noted that he contacted DB owner who agreed to accept 50% payment. Motion passed unanimously.**
- E. Black top is heaving between 20C and 19A. No solution at this time.
- F. Signature card at the bank is okay as is. Currently signers on the account are Daryl, Peggy, Pete and Grady

**Committee:** A committee was formed of volunteers who are willing to continue work on the identification of long term needs and costs. This is an advisory committee made up of Gary Graham, Steve Bainbridge, Roy Newholm and Janis Stefl. Report from the committee is that the priority items for this year are the landscaping irrigation system, trim and stucco repair and painting. Graham reported that he is talking to a landscaper who might work with us on a 4 year plan to replace the drip irrigation. Jones agreed that she has the map of the system.

Meeting was adjourned at 7:42 pm

**Next meeting scheduled for Feb. 9<sup>th</sup> at 6:00 pm at Cascade Water Plant**

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Prepared by .. Secretary/Treas/Peggy Puckett

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Presiding Officer .. Daryl Leeper/ President