

**C.C. Villas Homeowners Association Board of Directors
Board Meeting 2 /13 /20
Marriott on Scott Ave.**

The meeting was called to order at 6:10 p.m.

Present: Board Members present included Gary Graham (presiding), Pete Witzeman, Grady Griffith and Mary Pappas. Also attending: Rob Anderson (manager), condo owner in attendance was Penny Anderson,

Minutes of the January meeting were not available

Financial Report: Peggy provided summary review of the January financials reporting that the collective balance in the bank accounts at the end of the month was \$147,619.77 and the resulting Asset Balance on the Balance sheet was \$203,312.97. There was a discussion of the gas bill for the spa. Rob reported that the cover prevents evaporation and that when he checks the spa at 6:30 a.m. the water temperature is maintained. Pete Witzeman moved that we accept the financial report and it was approved by the board.

Manager's Report: Managers report was presented. Mary Pappas moved we accept the managers report and it was approved. Peggy Puckett will post it under Managers Report on the web site.

Old Business:

1. Recent Repairs.

A. There was a discussion on the main pressure kit for the water valve which Rob repaired in December. We have an extra valve on hand if needed in the future.

B. Rob reported that six outdoor lights needed to be repaired. He is to replace what the budget will cover.

2. Review of Rules and Board Policies

A. Pets on Premises. These were dealt with at the last meeting and seem to be under control.

B. Key Policy. Rob discussed problems of not having keys for units he needed to get into. It was decided if service people need to get into units and the tenants are not home, unless it is an emergency, (i.e. water streaming out the door) they cannot be allowed in.

C. Walking on tile roofs. People are encouraged not to walk on the tiles roofs. Owners are to warn service people to be careful when walking on tiles as the owners are responsible for the cost of replacement. Rob is to ask service workers if there are broken tiles.

D. Gary handed out copies of Architectural Standards. Discussion on this was tabled until next meeting

New Business:

1. Long-Term Projects being worked into the 2013 Budget.

A. We have made a commitment to replace fencing - hopefully in the next two years. Rob is to update the inventory and pick the ones in most need of replacement.

2. Additional Topics (introduced by board)

A. It was suggested that unsightly plants be replaced with zero-scape. The board will set up a procedure for landscaping renovation in the future.

B. It was suggested that toilets running would cause an increase in the water bill. Rob volunteered to put a sign on garage doors asking tenants to notify him if they have a running toilet.

Meeting was adjourned at 7:20 : pm

Next meeting scheduled for March 13, 2013 (Wednesday), 6:00 p.m. at the Marriott Hotel.

Minutes prepared and submitted by Secretary (Mary Pappas)