

CC Villas Homeowners Association
Board of Directors Meeting
February 11, 2015
Marriott on Scott

1. The meeting was called to order at 6:01. Present were Gary Graham (presiding president), Don Carlson, Mary Pappas (secretary), Peggy Puckett (bookkeeper), Jim Prator (manager), and Kris Dixon (owner).
2. The minutes from the previous meeting were approved by the board as presented.
3. Peggy Puckett presented the financial report. The Collective Balance was \$156,949.47 and the total bank account at the end of the month was \$207,135.76. The report was approved by the board as presented.
4. Jim Prator presented the managers report. The report was approved by the board
5. OLD BUSINESS
 - A. Re-roofing of building 12 to be completed this week.
 - B. Fence slats will be replaced by Manager Prator as time and weather permit.
 - C. Leah Cable and Mike Ulrich have agreed to work on the landscape committee with Shirley Beasley and Julie Young.
 - D. Peggy checked back 5 years for records pertaining to termite control. None of the buildings are under warranty.
 - E. Window and door trim repair/replacement has been defined, with the real emergency repairs to be done as first priority, and entire buildings done one-by-one as may be most feasible.
 - F. The fence replacement is projected to be completed this year.
 - G. Some of the pyracanthas that appeared to have died have shown life. This item will remain on the agenda until completed.
 - H. A work session will be scheduled to refine architectural standards, rules and board policies.
 - I. Newsletter items will be determined at work session.
 - J. Prospective "Long-Term" Schedule for Initiation of Asphalt Repair needs to be worked into our long-term budgeting. Item to remain on agenda until properly addressed.
6. NEW BUSINESS
 - A. Manager position has been changed from a Contract Consultant status to an Employee status.
 - B. The board plans to develop an Interim Maintenance Plan for repairing, sealing, and minimizing our budget for driveways and parking areas.
 - C. The board will work up a sequence to identify the order of building roof repair.
 - D. Jim is developing a new information packet to present to Unit Managers (especially New Unit Managers).
7. Next Meeting: March 11, 2015, (Wednesday) 6:00 P.M. at the Marriott on Scott Ave.
8. The meeting was adjourned at 7:50.

