

C.C. Villas Homeowners Association
Board of Directors

Board Meeting
03/09/2011
5:15 P.M.

Present: Board Members present included Daryl Leeper (presiding), Pete Witzeman, Peggy Puckett, Don Carlson, and Grady Griffith. Also attending were managers Patricia and Charles Jones.

Minutes: Puckett read the minutes of the Feb 6th meeting. Corrections were made regarding the acceptance of the payment to Dirt Bandit for snow removal in Jan. **Minutes were accepted as amended.**

Financial Report: Puckett reviewed the February financials reporting that the collective balance in the bank accounts at the end of the month was \$77,589.47 and the resulting Asset Balance on the Balance sheet was \$138,675.21.

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

- 1) Inspected completed replacement of garage door on unit 19D
- 2) Inspected completed work on gutter replacement on unit 4A
- 3) Requested bid from AB Continuous Gutter for repairing the gutters on all units where needed. Concern regarding the availability of 4" gutter.
- 4) Obtained bid from Fence Tech for replacing 10 sections of 24' and 33' fencing (\$749 and \$1,020 per section) Submitted bid to Board.
- 5) Received confirmation from Mark at Comcast that they will begin burying cable and replacing junction boxes around March 14th.
- 6) Contacted JC Electric to repair security light at 5A. Work completed.
- 7) Informed tenant in 7C that he is not allowed to wash his vehicle in the parking lot.
- 8) Informed tenant in 7C that he cannot park his truck with the front end partially out of the garage and the door OPEN. Gave tenant a copy of the Rules.
- 9) Contacted Don Stewart and requested a bid for paint repair at pool deck.
- 10) Contacted Basin Roofing regarding damage at 19A, 1C, 8A and 18A.
- 11) Informed tenant in 7C AGAIN of rules violations and gave him another copy of the rules.

Manager questioned Board regarding a cover for the hot tub, speed bumps and parking lot damage. 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 repair work has been completed except for 16A. **Mgr will check out 16A.**

- 2) Concrete heaving/cracking at 19A and 1A still an issue ... waiting for weather to change so we can assess. **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.**
- 3) **Hot Tub** .. Board agreed that a questionnaire will be mailed to all owners to determine the number in favor of replacing the hot tub in 2011. A bid was requested from B&D plumbing for demolition of the old tub. **Manager will call RD.**
- 4) Flattop roof on 18A is showing signs of ponding. It was agreed that Basin may need to build up the roof. **Manager will contact Basin.**
- 5) **Paving** is showing signs of “alligatoring” and more pot holes are appearing. **Manager will contact B&B.**

New Business:

1. **Managers were asked to prepare a list of all OPEN ITEMS and present to Board in April.**
2. **Managers were asked to provide the board with a current list of all owners and the units they own.**
3. **Managers were asked to provide a spreadsheet listing all tenants and identification of their vehicles.**
4. Black top is heaving between 20C and 19A. No solution at this time.

Committee: No committee reports available at the meeting.

Meeting was adjourned at 7:00 pm

Next meeting scheduled for April 6th at 6:00 pm at Cascade Water Plant

Prepared by .. Secretary/Treas/Peggy Puckett

Presiding Officer .. Daryl Leeper/ President