

CC Villas Homeowners Association  
Board of Directors Board Meeting  
12 March 2014  
Marriott Hotel

The meeting was called to order at 6:10.

Present were Gary Graham (presiding), Don Carlson, Pete Wiseman, Grady Griffith, Mary Pappas, Peggy Puckett (bookkeeper) and Jim Prator (manager).

Financial report was presented by Peggy Puckett. The collective balance in the bank account at the end of the month was \$142,530.04 and the resulting Asset Balance was \$199,159.56. The report was approved as presented.

Managers report was approved as presented and corrected.

#### OLD BUSINESS

- A. Replacement of pyrocanthas to remain on agenda until completed next spring.
- B. Landscaping and Sprinkler System Renovation (Phase 1 valves and controller complete; Phase 2 water lines, ground cover, plant replacement etc. still in progress).
- C. Contractor cost estimate still pending. for drainage renovation between building 9 and 13. (Hold until April)
- D. Discussion concerning combined budget estimate from Basin Roofing and Chandler Construction for Parapet detail and trim details was \$25,000 per building (not including flat roof replacement). Further options to be explored.
- E. Review/Refinement of Architectural Standards, Rules and Board Policies on hold pending work session.
- F. Board approved cleaning and re-striping of parking lot. It was decided to reject Dirt Bandits bid concerning potholes. Completion of Fence Replacement on hold pending work session.

#### NEW BUSINESS

- A. Letter to Homeowners regarding "Proof of Insurance" to be completed and sent.
- B. It was decided to discuss with contractors the possibility of doing both the parapet and flat roof. It was suggested that we do one building and determine budget needs. An assessment would need to be made starting June to do this work.
- C. Since another manufacturer makes similar tiles with color match (we can no longer get existing tiles) new sections of tile will be substituted as required to allow stockpiling of existing tile for repair-as-we-go.
- D. Discuss of Future Financial Policy put on hold pending a work session.
- E. Procedures for Landscaping Repair on hold until April.
- F. "Options" for Detailing of Asphalt Replacement on hold pending work session.
- G. Updating budget numbers for non-recurring Repair and Replacement Projects on hold pending work session.
- H. Repair of current potholes to be maintained by Jim or under separate contract. (To be determined)

Addendum: The board approved patio pavers to be added to the patio on 9C.

Addendum: A \$25 dollar fine will be levied for extra vehicle parking. Second violation will be \$50.

Meeting Adjourned at 7:30.

Next Meeting: April 9, 2014 (Wednesday) 6:00 P.M. at Marriott.

