

C.C. Villas Homeowners Association

Board of Directors

Board Meeting

3/11/2015

6:30 P.M. @ Marriott

Present: Board Members present included Gary Graham (presiding), Don Carlson, and Grady Griffith. Also attending: Jim Prator (manager).

Minutes: Minutes of the Feb meeting were not available.

Financial Report: Feb financials reviewed by those present. The collective balance in the bank accounts at the end of Feb was \$143,666 and the resulting Asset Balance on the Balance sheet was \$205,107. Motion was made to accept the financials as presented. Motion passed.

Manager's Report: In addition to the daily routine tasks Jim reported the following...

1. Stucco on Bldg 12 roof parapets has been completed and contractor has been paid.
2. Coil metal stock has been ordered and should arrive by Mar 20. The Break device is ready to be picked up at Lowes.
3. Roof leaks reported by the following: 5A, 6A, 8C, 14D, 17D, 9D, 3A & 13D.

Basin has made repairs and Ron Pryor is making repairs as he is able to gain access to the units.

4. Water leak between Bldgs 6 and 7. Not sure where it is coming from. Gary and Grady helped locate the sewer manholes to rule out a leak from these pipes Gary will contact Flora Vista waterusers association to borrow water meter/monitor to see if the source of the leak can be located..

Old Business:

1. Re-roofing of Bldg 12 is nearly complete per Basin roofing. Waiting for new window to be installed for 12A and some minor details before final inspection.

2. CCVHA Information packets are not getting to new owners/managers. One owner called Gary and was supplied a packet.
3. Landscape Committee volunteers have not been found at this time.
4. Jim is to contact Fence Tech to get two quotes. 1) to complete the remaining fence sections replacement. 2) to supply underpinning where necessary on south side of fence where there has been some severe erosion of embankment above the ditch.
5. Jim will replace fence slats that have split and/or warped as needed.
6. Board discussed placement of dish mounts on the new roof areas and reviewed the owner's responsibilities.

New Business:

1. Work session: Wed, Mar 25 @ Marriott to start the process of planning and discussion for major improvements to the complex
2. Motion to increase the bookkeepers monthly fee to \$500 due to increase of duties and responsibilities. Approved effective April 1 by members present.

Meeting was adjourned at 7:21 pm

Next meeting scheduled for Wed, April 8th at 6:00 pm at the Marriott on Scott Ave.

_____/s/____ Grady Griffith_____

Prepared by: Grady Griffith, Acting Secretary

Presiding Officer: Gary Graham, President