

C.C. Villas Homeowners Association
Board of Directors
Board Meeting
April 10, 2013
At the Marriott on Scott Avenue

The meeting was called to order at 6:11 PM.

Present: Board members present were Gary Graham (presiding), Grady Griffith, Pete Wit zeman, Don Carlson and Mary Pappas. Also attending were Rob Anderson (manager) and Gus Pappas, condo owner.

Minutes: Minutes of the February minutes were posted on the internet and since they were not read were not approved. Mary Pappas, secretary, will hand out copies next meeting

Financial Report: Peggy reviewed the March financials reporting that the collective balance in the bank accounts at the end of the month was \$160,429.67 and the resulting Asset Balance on the Balance sheet was \$221,968.70.

Grady suggested we put the excess in an interest bearing account. The money market was suggested which would allow the fund to be accessed at any time.

Grady moved we accept the report and Don seconded.

Managers Report: Managers Report was presented and discussed. Rob is to notify owners if their water heaters are nine years or older they should be replaced. If their water heater breaks and spills into the foundation it will invalidate the five-year termite control offered when a building is treated and the owner will be responsible for further treatment.

Problems with the sprinkler systems were also discussed. Rob is going to check the fences to prioritize replacement

Pete moved we accept the report and Don seconded.

Old Buisness

A. Approval for Contract to Construct Pool House Addition Gary tabled this until the contractor arrived. He arrived at at 7:35 and presented the pool house plans. His estimate was \$19,465, as of March 13, and can be adjusted depending on foundation modification.

Pete moved we go ahead on the construction of the pool house addition and Don seconded.

B. Review of Rules and Board Policies

1. Managers "key policy". Gary asked if anyone checked the By Laws concerning this policy. Rob said he did not believe it was in the rules. Pete said he would check.
2. Walking on Tile Roofs. Everyone is to take care on the roofs and if too many are broken the policy will have to be changed.
3. Architectural Standards. A policy needs to be developed.

C. Schedule for completion of perimeter fence. Rob is going to check the fences to prioritize replacement.

D. Schedule for Completion of Exterior Lighting Upgrade. The old light that blew down will be replaced.

New Business

- A. Spring Cleanup.** Rob has kept up very well throughout the year but Rob says he can complete it if he has some help. It was suggested that Scott be asked for a price to clean out the gutters.
- B. Exercise/Renovate Valves in Pressurized Plumbing.** Pete is going to contact Davis Plumbing concerning pressurizing valves. It was decided to start with one. Rob will contact the city to check hydrants.
- C. Contract for Window/Door Trim and Parapet Walls.** The contractors plans were presented and discussed.
- D. Plan for Renovation of Landscaping** Gary has asked Justin England of "Leisure Landscaping" to come in and look at our landscaping. The plastic and rock will need to be removed to work on the sprinkler system and a geo textile laid along with replacement of rock. Rob was advised to work on one of the 12 zones at a time, completing two or three a year. There was also a discussion of the problem of buried cables by Comcast.

Next Meeting: May 8, 2013 (Wednesday) 6:00 PM at the CCVHA Pool.

Adjournment: 7:45