

CC Villas Homeowners Association
Board of Directors Board Meeting
9 April 2014
Marriott Hotel

The meeting was called to order at 6:10.

Present were Gary Graham (presiding) Don Carlson, Grady Griffith, Mary Pappas, Peggy Puckett (bookkeeper), Jim Prator (manager), Sterg Katurgis and Kris Dixon (owners), Frank Patterson (Basin Roof Systems).

The minutes were approved as presented and corrected.

Peggy presented the financial report. The Collective Balance in the bank account at the end of the month was \$147,421.72 and the resulting Asset Balance was \$209,539.72. The report was approved as presented.

The managers report was approved as presented.

OLD BUSINESS

- A. Review revised parapet details/costs and discuss completion of parapets and flat roofs together (versus separate). Frank Patterson from Basin Roof Systems presented and explained options for roof and parapet trim. His unofficial bid for parapet trim was \$16,000 and roof #20,000 which is the cost of doing them together at a savings of \$7000.
- B. Reminder regarding replacement of pyrocanthas (to remain on agenda until completed in 2014). Jim will contact Dan at Evergreen for spring replacement.
- C. Landscaping and Sprinkler System Renovation - Phase 1 (vales and controller) complete: (Jim replaced a valve from Phase 1); Phase 2 (ground cover, drip lines, and plant replacement) still in progress. Brief discussion of status for this year. (To remain on agenda until completed in 2016?)
- D. Drainage Renovation between Buildings 9 and 13. Bids were not available at this time.
- E. Schedule for Cleaning and Re-Striping Parking Lot (Dirt Bandits). To begin April 14.
- F. Schedule for 'Fixing and Maintaining' existing potholes and damaged areas. Jim will do maintenance with cold mix.
- G. Review of and Prospective Schedule for Completion of Fence Replacement. It was decided to complete 12 sections of fence this year to align with budget figure.
- H. Letter to homeowners regarding "Proof of Insurance". Gary will edit letter and send in future.
- I. Start Development of Detailing for Door and Window Trim (project pending)
- J. Review/Refinement of Architectural Standards, Rules and Board Policies (Leave on Hold pending Work Session) -VOLUNTEERS WELCOME.

NEW BUSINESS

- A. Discussion of Future Financial Policy (Dues vs. Assessments vs. Reserve "Escrow" Accounts) " Determination of Special Assessment Amount for 2014 and Effective Date of Assessment pending the formal proposal from Basin Roofing.
- B. Detailing of Asphalt Replacement (Leave on Hold pending Work Session).
- C. Update budget numbers for Repair and Replacement Plan (Leave on Hold pending Work Session).
- D. Prospective Schedule for Initiation of Asphalt Repair pending.
- E. ADDITIONAL TOPICS - Kris Dixon identified several concerns primarily regarding status and policies for rules enforcement which were discussed and addressed by the board.

The meeting was adjourned at 8:30.

Next Meeting: May 14, 2014 (Wednesday) 6:00 P.M. at CCVHA Pool.