

C.C. Villas Homeowners Association
Board of Directors

Board Meeting
05/09/2011
6 P.M.

Present: Board Members present included Daryl Leeper (presiding), Pete Witzeman, Peggy Puckett, Don Carlson, and Grady Griffith. Also attending: CinDee Utley (manager), seven condo owners: Beasley, Graham, Kester, Ansley, Gross, Stefl, Jensen.

Minutes: **Minutes of the April meeting** were not available. Puckett summarized the meeting from notes taken at the April 6th meeting.

Financial Report: Puckett reviewed the March financials reporting that the collective balance in the bank accounts at the end of the month was \$84,440.02 and the resulting Asset Balance on the Balance sheet was \$144,146.74 .

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

1. Pool prepared for repairs
2. Contacted SJ Country Club for assistance using their CPO for opening pool this yr.
3. Obtained 2 pool passes for Ortiz
4. Repaired water leaks in irrigation lines
5. Made contacts regarding repairs to pool deck
6. Researched prices on fence treatment material (sickens vs. penefen) sikkensnam@akzonobel.com and investigated the use of masonite trim for building trim repair.
7. Scheduled carpet installation for Unit 8D and door lock
8. Contacted Basin regarding 18A and 13C and 6A;
9. Left messages regarding gutter repair; scheduled garage door repair 8A,

Old Business:

1. Board voted to pay the Carpet One bill even though we were somewhat disappointed with the installers. Leeper will contact Carpet One and request a review of the bill.
2. Bids to do the pool repairs were received from Stewart Drywall IMI and B&R. Puckett moved that we accept the bid from B&R; Griffith seconded. **Motion passed.** There was discussion regarding the crack at the bottom of the pool stairs and consensus was that it would probably need to be ground, caulked and resealed. Issue will be discussed with B&R. XL Concrete (Mike Hamilton) did the original work.

3. There is still some inside repair to be done on 16A due to roof leak rain damage. Issue was tabled for now.
 4. The concrete outside #1A is still showing signs of heaving. Grady will monitor and take pictures to document a baseline. CinDee is working on getting contractors to look at removing the broken concrete outside 19A.
 5. There is evidence of pooling on the flat roof of 17A and 18A. CinDee will contact Basin and schedule a time for them to come take a look at the problem.
 6. The asphalt damage will be examined by B&B and they will be asked to add detail to their bid of \$4,962.
 7. Hot tub issue was resolved during the month by way of a survey sent to **each** owner. Survey was not sent by way of property managers. Results of the survey indicate that the majority of the owners (50 total) prefer to have the hot tub replaced during 2011. Five owners responded by saying that they didn't want the tub replaced at all. Twenty four (24) responded by saying they preferred that we wait until 2012. Twenty seven (27) indicated they wanted the tub replaced in 2011 and 23 did not respond. The letter indicated that a no vote would be a default vote for completing the installation in 2011. Board member Grady Griffiths preferred to spend the budgeted \$27,000 to repair and replace other items instead of the hot tub. Mgr will get a quote from Raindrops for installation of the new tub. Board instructed manager to find the next available class for her to receive CPO training and contact Peggy for a check for travel and registration which costs \$307. Meanwhile in order to get the pool open by labor day, CinDee will contact Roger at SJ country club to help by using his certification when the inspector comes to Farmington.
- New Business:** Gutter repair quote was received from Medallion. Approximately \$310 + tax per unit with 18A needing special attention at about \$390. Manager will try to get additional bids.

Committee: **Advisory** committee submitted a report to the Board outlining and prioritizing the needed repairs. - A summary of the report will be outlined in the minutes of the June minutes as they were not formally presented at this meeting.

Meeting was adjourned at 7:55 pm

Next meeting scheduled for June 8th at 6:00 pm at CCV complex near pool.

Prepared by .. Secretary/Treas/Peggy Puckett

Presiding Officer .. Daryl Leeper/ President