

C.C. Villas Homeowners Association
Board of Directors Board Meeting
May 8, 2013
At the Marriott on Scott Avenue

1. The meeting was called to order at 6:05. Board members present were Gary Graham (presiding), Grady Griffith, Pete Witzeman, Don Carlson and Mary Pappas. Also attending were Rob Anderson (manager) and Peggy Puckett (owner/bookkeeper).
2. Grady moved to approve the minutes of the previous meeting - Pete seconded.
3. Peggy presented the April financing, reporting that the collective balance in the bank accounts at the end of the month was \$180,296 and the resulting Asset Balance on the Balance Sheet was \$231,912. Don moved to accept the Financial Report and Grady seconded.
4. Managers Report by Rob Anderson was discussed. Rob is working to open the pool by the first week in June. Discussed a need for new pool heater as a new one would be more efficient. Pete suggested that Blair should check to see if there is a need for electrical repair. Don moved we accept the report and Pete seconded.

5. **OLD BUSINESS**

- A. **Discussion of Ansley Ceiling Repair.** The water leakage has been stopped. Gary will meet with Ron Pryor concerning repair of water damage.
- B. **Regarding Contract for Pool House Addition.** Gary reported that Ralph had not brought the contract by to sign. Peggy will write the check for start of construction and Gary will hold it until Ralph provides the contract.
- C. **Review of Rules and Board Policies.**
 - a. Managers "key policy". Grady reported that there is nothing in the rules concerning key policy. Gary moved and Pete seconded that Rob will return the keys to the occupants and they are responsible for anyone entering their unit.
 - b. Walking on tile roofs. The policy stays the same as determined at last meeting. Owners have been notified that they are responsible for broken tiles.
 - c. Architectural Standards. Grady reviewed the door-window policy. There was a discussion of storm doors and doors as far as the rules are concerned. Since the owner has responsibility to maintain such doors, Grady stated that he has the right to decide what goes there.
- D. **Update on Perimeter Fence.** It was decided that panels be replaced first on Villa View for appearance on the street.
- E. **Update on Exterior Lighting Upgrade.** Three lights are coming in for replacement. Those that are working won't be replaced until the end of the year if the budget allows.
- F. **Update on Spring Clean-up.** Rob says at this time we can manage the clean-up without hiring.
- G. **Update Regarding Window/Door Trim and Parapet Walls.** Gary is going to solicit bids for this work. Don recommended we stick with Frank for the metal

cap since he has been dependable over the years. Gary mentioned that we need to review and enforce the policy that nothing can be attached to the parapet walls, as part of the architectural standards.

6. NEW BUSINESS

- A. **Cleaning and Re-Striping of Parking Lot.** Rob mentioned we didn't do anything last year. Grady suggested if we have the money we should clean, reseal and re-strip. Gary said to get separate bids **on each project.**
 - B. **Landscaping and Sprinkler System Renovation.** Gary provided a summary the renovation. Justin England walked with Rob and Gary and recommended that the sprinkler system should bchecked.
 - C. **Exercise/Renovate Valves in Pressurized Plumbing.** It was suggested that we replace valves and consider replacing the controller at some time.
 - D. **Additional topics.** Mary brought up the possible problem of running toilets. It was decided that the association will furnish the parts and the owners can install them. Peggy will post this information on the web site and in the monthly statements.
7. Next meeting: **June 12, 2013** (Wednesday) 6:00 P.M. at CCVHAPool.
8. Meeting was adjourned at 7:35.