

C.C. Villas Homeowners Association  
Board of Directors Board Meeting  
5-12-2016

**Present:** Board Members present included Gary Graham (presiding), Don Carlson, and Grady Griffith. Also attending: Jim Prator (manager). Guests: Kathleen Gross (15-D) and perspective new owner resident Daleen Meek (8-C)

**Minutes:** Minutes of the previous meeting were not available.

**Financial Report:** April financials reviewed and discussed by those present. The collective balance in the bank accounts at the end of April was \$151,309 and the resulting Asset Balance on the Balance sheet was \$222,542. 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. Deck repair of 17-A has been completed and complimented by owner.
2. Roof leaks reported at units 3-A, 11-D and 5-A after recent rain.
3. T & R Tree Service has quoted \$1200 to remove dead pine tree behind bldg 7. Should complete by end of week.
4. 7-A chimney has some issues and could require rebuild like 12-A & 15-A due to poor original construction.
5. Ike's Plastering should start working on the stucco repair list next week.
6. Pool opening going as planned. Inspection scheduled for 6/23 in time for Memorial Day weekend.
7. Discussion and approval of needed fascia repair on parapets of unit 8-C.

**Old Business:**

1. Discussion of the replacement of water valves and service lines to units 5 and 6. Approval given by Board to replace these two areas to prepare for eventual pavement repairs. Jim will contact B&D Plumbing to schedule.
2. Jim was given approval to replace the toilets in both restrooms of the bath house.
3. Landscaping was briefly discussed but no decisions made since no member of the Landscape committee was present. Board. A "planting feature" at the complex entrance should be the first project.
4. Replacement of garage door for unit 17-C is still in discussion with ABC and Beaver Overhead door to whether either can supply a door like the other units.

Meeting was adjourned at 7:35 pm

**Next meeting scheduled for Thur, Jun 9th at 6:00 pm at the pool (weather permitting)**

/s/ \_\_\_\_\_ Grady Griffith \_\_\_\_\_  
Prepared by: Grady Griffith, Acting Secretary

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Presiding Officer: Gary Graham, President