

CC Villas Homeowners Association  
Board of Directors Meeting  
June 12, 2013

1. The meeting was called to order at 6:16. Present were Gary Graham (presiding), Grady Griffith, Don Carlson, Mary Pappas. Also present were Peggy Puckett (bookkeeper), Patricia and Charles Jones, Ralph Lobato and Gary Chandler (contractors), Nate Broten (Sun Glass) and Bob Beasley (owner). Gary asked that we observe a few minutes of silence to think about Rob and wish him a full recovery.
2. Grady moved to approve the minutes of the previous meeting and Gary seconded.
3. The May financial report was presented, reporting that the collective balance in the bank account at the end of the month was \$173.012 and the resulting Asset Balance on the Balance Sheet was \$231.912. Grady moved to accept and Mary seconded.
4. We did not have the managers report at this time. It was noted that Rob asked Ralph for a price on repairing the damaged parapet walls on 17D and 3D. Rob was also looking for another price. This item was tabled temporarily.
5. OLD BUSINESS
  - A. Ansely Ceiling Repair. There was some confusion on what the owner wanted done. Gary will consult with Ms. Ansely and the contractor prior to authorization for repair.
  - B. Finalization of Contract fo Construction of Pool House Addition. Ralph brought an invoice on the base price, plus tax for the addition. He explained that the base price had not included footing extensions beneath the deck slab. He agreed to add gutters and downspouts. Gary moved and Don seconded to accept the project as complete subject to gutter installation and minor "punch list" items.
  - C. Review of Rules and Board Policies - Architectural Standards. The rules state that there will be no attachments on parapet walls or the roof. Satellite receivers must be placed on ballasted skids.
  - D. Update Regarding Perimeter Fence. What we have mandated to be done is finished. Contractors invoice will be paid when all trash has been hauled off and a broken slat has been replaced. Gary has requested a bid to stabilize fence panel bottoms adjacent to the irrigation ditch.
  - E. Update Regarding Exterior Lighting. Parts have been ordered for budgeted upgrades. Gary will confirm an installation schedule.
  - F. Update Regarding Spring Cleanup. Scott has been contacted and has turned in bids for spring cleanup. Gary will send an email for board approval. It was suggested that Scott also quote a price for temporary lawn maintenance.
  - G. Update Regarding Window/Door Trip and Parapet Walls. Three contractors

were present to discuss the window and parapet wall trim. It was suggested that we do the parapet walls first. It was also suggested that we notify owners of the opportunity to replace windows and door units prior to trim modification. Nate quoted the price for windows as \$500.

## 6. NEW BUSINESS

- A. Repair of "Tire Ripper" at Exit Driveway. Gary will investigate "tire ripper".
- B. Repair of Vehicle Damage at 2 Wingwalls. The bid from Ralph was approximately \$1800 for 17D and 3C. It was voted to accept his bid of #3600.
- C. Repair of Wall Separations. Ralph and Grady will take an inventory of patio separations and Ralph will give us a price for repair per location.
- D. Update on Renovation of Landscaping for CCV. Gary sent a letter to board members proposing an amount to Justin England to complete this work. The proposal was approved via Email. Just is to be given a \$1200 check for down payment.
- E. Exercise/Renovate Valves in Pressurized Plumbing. They have not called Rob back with estimates for this work.
- F. Concerns Cited by Daryl Leeper. Gary addressed an Email from Daryl Leeper. Pool passes will be supplied to Daryl and restoration of the sidewalk between buildings 9 and 12 will be addressed (but not as an immediate priority).
- G. ADDITIONAL TOPICS. Patricia brought up pool care during Rob's absence. It was decided that initially Patricia and Charles will take care of the pool and Gary will lock up.

7. The meeting was adjourned at 8:03.

8. The next meeting will be July 10, 2013 (Wednesday) at 6:00 P.M. at CCVHAPool.