

CC Villas Homeowners Association  
Board of Directors Board Meeting  
11 June, 2014

The meeting was called to order at 6:10

Present were Gary Graham (presiding) Don Carlson, Grady Griffith, Pete Witzemann, Mary Pappas, Peggy Puckett (bookkeeper), Jim Prator (Manager), Nick Lewis for Pat Erickson, Janie Jessen, Kathleen Gross, Shirley and Robert Beasley, Rob and Lynda McBride, Daryl Leeper, Linda J. Ansley and Brad and Sonia Dahms.

The minutes were approved as presented.

Peggy presented the financial report. The Collective Balance in the bank account as of the end of the month was \$121,304.65 and the resulting Asset Balance was \$178,898.35. The report was approved as presented.

The managers report was approved as presented.

#### OLD BUSINESS

- A. An alternate bid for the roof membrane was received from Whittle Inc., and TL Roofing, Inc., in Durango for \$27,228.00. It was decided to stay with Basin Roofing
- B. It was proposed by an owner to set aside an amount each year to a Capital Reserve Fund to provide for necessary improvements in the future. An increase in dues would be necessary to do this. The board will address the issue in the future.
- C. The pyrocanthas are not available at this time and the price has increased from \$1800-2000. Jim will contact Don and if he can't hold his price we will go with one gallon plants.
- D. Gary discussed door/window trim with Hector Garcia. A bid is pending.
- E. Review of current rules and feasibility of enforcement.
  - 1. A fine has been issued and paid concerning the violation of walking dogs in the condo complex. The resident has been notified to take the pet out of the complex before walking.
  - 2. Jim Prator is attempting to remove a stray cat that has been on the premises. If problem continues he will contact animal control.
  - 3. A verbal assault occurred in the vicinity of the pool. Jim contacted the Police on handling the matter. The threatened party must make the complaint to the Police.

#### NEW BUSINESS

- A. Linda Ansley addressed the issue of press of future assessments on those who are on "fixed income". The board is sympathetic to this issue.

The meeting was adjourned at 7:15.

Next Meeting: July 9, 2014 (Wednesday) 6:00 P.M. at CCVHA Pool (weather permitting).

