

C.C. Villas Homeowners Association

Board of Directors

Board Meeting

6/10/2015

6:00 @ Condo Pool Area

Present: Board Members present included Gary Graham (presiding), Don Carlson, and Grady Griffith and Pete Witzemann. Also attending: Jim Prator (Manager) and Peggy Puckett (Bookkeeper), Leah Howard (Owner and Landscape Committee member) and Tommy Darrell (Tenant).

Minutes: Minutes of the May meeting were approved.

Financial Report: May financials reviewed by those present. The collective balance in the bank accounts at the end of May was \$197,775. The only exception reported was the fact that the utility expense continues to be quite erratic. 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. Jim has found that Lowes is a better source for some of the pool supplies than Raindrops; expect the cost of chemicals, etc. to go down. Algae caused a problem in start-up. Expect to do a partial drain of pool to correct the chemical balance. Joe Jones at the County office has offered to help with information anytime Jim needs him. Still need a phone at pool. Makeshift for now is Jim's house phone.
2. Frank @ Basin will be finalizing his bill for Bldg 12 as soon as he has completed the satellite mounting blocks and the roof leak at Bldg 10.
3. Ewing needs to be notified that her unit needs attention on items visible from Villa View traffic.
4. Basin will be looking at 5A and repairing leaks as needed. It was determined that there's about \$8k left in the budget to cover remaining work on 5A and Bldg 12.
5. Jim and Gary will talk to owner of 12 C and come to an agreement regarding pet rules, fines, etc.

Old Business:

Landscape Committee volunteer, Leah Howard reported that the gravel and fabric to get started will cost about \$3,200. A suggested list of perennials was presented. These will be planted near the entrance. Rock and soil will need to be added. The cost of removal of existing gravel has not been calculated yet.

New Business:

1. Work session scheduled for Wed, June 25 @ G. Graham's unit.

Meeting was adjourned at 7:15 pm

Next meeting scheduled for Thurs at 6:00 pm at the pool.

_____/s/____Peggy Puckett_____

Prepared by: Peggy Puckett

Presiding Officer: Gary Graham, President