

**CC Villas Homeowners Association**  
Board of Directors Board Meeting  
9 July 2014  
CCVHA Pool.

The meeting was called to order at 6:09.

Present were Gary Graham (presiding), Don Carlson, Grady Griffith, Mary Pappas (board members), Peggy Puckett (bookkeeper), Jim Prator (manager), Gus Pappas, Shirley Beasley, and Leah (owners).

The minutes were not available.

Peggy presented the financial report and reported that we are on target for everything. The Collective Balance at the end of the month was \$122,546.67 and the resulting Asset Balance was \$182,971.36. The report was approved as presented.

The managers report was approved as presented.

#### OLD BUSINESS

Basin Roofing repaired leaks at Unit 10A which occurred due to failure of temporary canales. Toby (Basin's foreman) is back from vacation and was scheduled to resume work next week, July 14. Ike's Plastering will be co-ordinated by Frank Patterson to follow Basin as soon as Basin is nearly finished with Unite 10C and 10D. At the next meeting we will discuss when we can authorize the work on the next building.

Concerning replacement of the pyrocanthas, the project is scheduled to be completed in September. Jim reported that some of the plants are coming back.

Renovation of Phase 2 of the Landscaping and Sprinkler System in progress. Four more drip lines will be replaced.

Drainage Renovation between Buildings 9 and 13 is to begin week of July 14 with four people working from 9:00 to 5:00 completing the project in 10 days. They are approved to work longer if the noise will not offend anyone.

Gary discussed a proposal for door and window trim with Hector Garcia. There is no proposal from Hector to date. Grady will follow up with Hector.

#### NEW BUSINESS

There is a need for "re-evaluation" of budget for roof and parapet construction relative from assessment values, due to unforeseen structural problems. and a need for over-runs/under-runs for Building 10 to assess commitment for a second building during late 2014.

The next meeting is August 13, 2014 (Wednesday) 6:00 P.M. at CCVHA Pool (weather permitting).

The meeting was adjourned at 7:04.