

CC Villas Homeowners Association
Board of Directors Meeting
July 9, 2015
Country Club Villas Pool

Call to Order at 6:05

Present were Gary Graham (presiding president), Don Carlson, Pete Witzemann, Grady Griffith, Mary Pappas (secretary), and Jim Prator (manager).

Minutes: the minutes from previous meeting were approved as presented.

Financial Report: Peggy sent the board a copy of the financial report. The Collective Balance in the bank account at the end of the month was \$128,959.20 and the resulting Asset Balance was \$191,589.11. She also compiled a list of incomplete unexpected expenses as well as items running under budget. The report was approved by the board as presented.

Managers Report: The managers report was approved by the board as presented.

OLD BUSINESS:

- A. Buildings 10 and 12 are finished except for installation of walk pads. The mounting blocks for satellite dishes are installed.
- B. Jim reported that Flexall will be used to pain the stucco caps.
- C. The dog problem seems to be under control currently.
- D. Unit Managers will be contacted regarding "occupancy restrictions".
- E. Peggy has finished the first half of the unit files and is working on the second half.
- F. Jim has parking stickers and will issue to tenants when files are complete.
- G. No report from the landscape committee at this time.
- H. Jim has a verbal commitment from Dirt Bandits to do our asphalt repairs next week.
- I. The cost for trimming the pyrocanthas and "sculpting healthy pyracanthas will remain the same.

NEW BUSINESS;

- A. Existing black poly piping has become extremely brittle and will probably become a "real headache". The board discussed a "game plan" for dealing with this problem but did not arrive and a final solution,
- B. Frank Patterson says he has a repair plan for repair of roof at 5-A which should be equally "as good as" the repairs previously done at Unit 17-A but with less material removal and less expense. It was not reported what he has in mind.
- C. The board cannot authorize cutting into the roof to alleviate the owners "problem" in 12-A. Gary will notify the owner by email.

The meeting was adjourned at 7:40.

The next meeting will be August 13, 2015 (Thursday) 6:00 P.M. at Country Club Villas Pool (weather permitting).

