

C.C. Villas Homeowners Association  
Board of Directors

August Meeting  
08/06/2009  
7:30 P.M.

Present: All Current Board Members (except Peggy Puckett), Complex Managers, and Resident Sue Leeper.

Minutes: No meeting in July.

Financial Report: Not Available at this time. All bills paid and pool assessment is done and paid. Reserve fund assessment continues through end of year.

Manager's Report: Local Ditch Company complained of debris in ditch. Guilty party was identified and dealt with accordingly. Comcast Cable needs to complete some clean-up work. Pool Rules will be addressed at end of pool season and updated for 2010 season. Signs requested (no glass, no children under 14 yrs after 8pm). Pool party issues were discussed briefly. Fees and Fines for cleaning up after parties plus enforcement issues were discussed.

Old Business: Parking area drainage issues are still in the works with Dirt Bandit. North Parking Area re-sealing could possibly be delayed until next year's budget (although sweeping is needed and should be considered for this fall). Estimates for filling the cracks before surface sealing need to be investigated. The possibility of cutting out bad areas and repaving was also discussed. Hot tub repair are still an issue and may be resolved soon.

New Business: Speed control humps were discussed. They are removable (\$2,300.00 each), no definitive decision was reached, but due to budget constraints, now is probably not the time. Special meeting will be scheduled to update General Rules and Pool Rules. Brad and Bruce's Tent at the pool was discussed. Liability and insurance issues were considered. This issue will be addressed with new pool rules. There are too many tenants living in 16B without board approval. This is a violation of by-laws and covenants. Following a good report from managers, a motion by Daryl Leeper was made to allow the tenants to stay for six months. Second by Pete Witzemann, unanimous vote. The Managers requested to purchase a power washer for pool deck and other maintenance (\$225.00 was approved by the board)

Next meeting was scheduled for Sept. 2, 7:30 pm @ unit 7A.