

CC Villas Homeowners Association
Board of Directors Board Meeting'
13 August, 2014
Graham Residence.

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), Charlene Davis

The minutes were approved as presented.

Peggy presented the financial report and a budget analysis. The Collective Balance in the bank account at the end of the month was \$142,387 and the Asset Balance was \$192,932. The report was approved as presented.

The managers report was approved as reported.

OLD BUSINESS

- A. There are only three items remaining to be done on Building 10. Ike has to apply the "color coat" to the new stucco along the tops of parapet walls; Frank plans to install/reinstall satellite mounts for TV reception; and Frank will have a final inspection done by his materials supplier. There were cost over-runs which were not consistent for all four units on Building 10. (and will probably not be consistent for other 19 buildings either). (e.g., Celotex sheathing instead of plywood, extra wall plates for low parapets, rotted out roof joists and roof sheathing). The next building budget estimate would be approximately \$5000 to \$6000 higher than our "hopes" for Building 10 - to be reviewed by the Board pending final documentation. The board approved payment of additional expenses on Building 10.
- B. The work is complete on the storm drainage system between buildings 9 and 13 and documentation of the over-run is pending. From discussion with the contractor, the additional cost may be approximately \$2000 plus "attendant cost" which have/will be billed directly to the Homeowners Association by the gas company and by Michael Redhorse.
- C. Some replacement of the "large diameter" distribution piping is still pending. A substantial portion of the ground cover near the entry drive has been redone using geotextile. It was suggested that the board appoint a Landscape Committee to begin a "planning scheme" for replacement of missing trees and shrubs. Species selected should be appropriate for our climate, watering capabilities, etc. The committee should be prepared to work with the board and to follow-through until the planning is complete.
- D. An assessment of immediate needs must be established for piecemeal repair of existing door and window trim. Hector Garcia, who was asked for a proposal indicated that the project may be beyond his manpower. He may be interested in "piecemeal repair". Jim Prator is going to contact Eric Taylor of Taylor Creek Construction for a bid.
- E. We still have a problem with walking dogs in the complex. The board is pursuing the problem.

NEW BUSINESS

- A. Jim will apply Penefin the new section of fence which replaced the one destroyed by wind.
- B. Jim will contact Charles Jones for history of termite treatment.
- C. A date will be set at the next meeting for a Board Work Session.

Next Meeting: September 10, 2014 (Wednesday) 6:00 P.M. at CCVHA POOL (weather permitting).