

C.C. Villas Homeowners Association
Board of Directors Board Meeting
8-14-2017

Present: Board Members present included Gary Graham (presiding), Pete Witzemann, Don Carlson, Grady Griffith and Nancy Kester. Also attending: Marcia Graham, Daleen Meek, Roy Pryor, Gwen Tedrow (16B) and Shirley Beasley (8A),

Minutes: Minutes of the July meeting were read and approved.

Financial Report: July financials reviewed and discussed.. The collective balance in the bank accounts at the end of July was \$141,800.93 and the resulting Total Asset Balance on the Balance sheet was \$185,831.39. Motion was made to accept the financials as presented. Motion passed.

Manager's Report: Not available but Roy Pryor said that cleanup of 8D will be finished by Wednesday, and that he had someone to finish final cleaning that would cost \$250. Board gave approval for cleaning.

There was a roof leak in 4B again that Basin has said is fixed and Ron will finish inside repairs this week. Ron also reported that he fixed the termite damage in 2D. During inspection of 11D rain damage to floor, Ron noticed that the area inside the water heater closet indicated there may? be recent termite damage. (Bldg 11 was treated early in 2017). He reported a leak in 15D master bedroom, and repairs will be completed in units 20A, 15B and 8C. Board discussed how we would advertise for new Resident Manager. Pete and Grady will look into on-line sites.

Agenda Items Reviewed/Discussed:

1. Pool service by Jone's Aquatics until such time as a new Manager can be hired and trained.
2. Peggy and Shirley are working on updated the Resident Information sheets and issuing pool passes until new manager can assume duties.
3. Discussion that a tool and equipment inventory should be taken.
4. Board thanked Pete for making cold patch repairs in driveway asphalt that cost roughly \$400.
5. Board approved funds to repair the Club Car by A1 Equipment in Bayfield. Brief discussion on whether the Board should repair the old Club Car or look into purchasing a new or used one. It was agreed that funds were not available at this time due to the amount of unbudgeted funds that we have had to pay out. Look at replacement? for next year's budget.
6. Ian will be spraying the perimeter fence with Penefin periodically. Project will take several years to re-treat entire fence.
7. Gary is working with ABC Landscaping for contract lawn services and general cleanup.
8. Gary will work with Basin to get areas on the new roof parapets of Bldgs 10, 11, 12 15 and 16 marked to identify where satellite dishes can be mounted. All skids must be removed or the factory warranty might be compromised.
9. Pete reported that the swamp cooler of unit 15D (Alice McClure) has been leaking since it was activated in the spring. Peggy volunteered to call her to get this taken care of ASAP.

Meeting was adjourned at 7:40PM

Next meeting is scheduled August 14 (Thursday) 6:00PM @ the pool weather permitting

Prepared by: Grady Griffith, Secretary