

C.C. Villas Homeowners Association
Board of Directors
Board Meeting
09/07/2011
6 :30 P.M.

Present: Board Members present included Daryl Leeper, (presiding), Peggy Puckett, Pete Witzemann, Don Carlson, and Grady Griffith.. Also attending: CinDee Utley (manager), ___condo owners: Jensen, Beasley, Graham, Kester, Gross.

Minutes of the Aug meeting were read and approved.

Financial Report: Puckett reviewed the Aug financials reporting that the collective balance in the bank accounts at the end of the month was \$82,092.59 and the resulting Asset Balance on the Balance sheet was \$143,599.36 Liabilities totaled \$1,522. for a total equity balance of \$143,599.36. **Motion made to accept financials/motion passed.**

Manager's Report: CinDee summarized the activities for the month. Sidewalk repairs near 7D completed, trucks parking outside 14 notified of exhaust issue, ceiling repairs at 8A completed, bathhouse repairs completed, Raindrops provided price of \$1421 for new cover for pool, received quote on new hot tub and quote from JC Elec to do wiring on tub. Added 6A to the list of inside repairs need resulting from roof leaks. Contacted Basin again about repairs needed in 17A and 18A. Solicited bids for cooler maintenance that could be offered to owners at a discount. Shrub removed at 16, visited with G.Graham about hot tub drawings and Environmental regs. Gave set of rules to 15A. Working on map of sprinkler system and shut off valves. Continued to work on plans for association potluck at end of Sept.

Old Business: Hot tub issues tabled until more comparison can be done with the quotes received.

18A ponding on flat top roof; Basin has not had time to respond
CPO training for the manager will be available locally on Nov 17 and 18. Mgr has been registered to attend. Cindee will request a refund from Pool Pro for the \$250 we sent them in May.

New Business: Pool cover has been ordered from raindrops. Scheduled pool closing for Oct 1st. Leeper asked to be reimbursed for the \$100 gift cert that he purchased for Roger when we got help from him to open the pool. Pool party is sched for Sat. Sept 24th at 4pm for all owners/tenants and guests. Association will help with the cost of the meat.

Next Meeting scheduled for Oct 5th at 6pm at Cascade Water Plant on Fairview.

Old Business:

New Business:

Discussion from the floor:

| Meeting was adjourned at _____ pm

Next meeting scheduled for October _____ pm at CCV complex near pool.

Prepared by .. Secretary/Treas/Peggy Puckett

Presiding Officer .. Daryl Leeper