

**C.C. Villas Homeowners Association Board of Directors
Board Meeting 09/11/13
CCV HOA Pool Area**

The meeting was called to order at 6 p.m.

Present: Board Members present included Gary Graham (presiding), Grady Griffith, Don Calson. Also attending: Jim Prator (manager), Peggy Puckett (bookkeeper).

Minutes of the August meeting were approved as posted on the website.

Financial Report: Peggy provided summary review of the August financials reporting that the collective balance in the bank accounts at the end of the month was \$136,580 and the resulting Asset Balance on the Balance sheet was \$192,714. Financial Report was accepted by the Board as presented.

Manager's Report: Managers report was presented. Main concerns were the recent flood damage on Villa View, behind certain units where water came under the fence, and the gravel erosion within the complex. So far the only report of water damage inside any units was at 1A (Norma Flynn). Bids will be taken to determine how best to prevent erosion in the future. Suggestion was made that we purchase larger diameter gravel in the future.

Old Business:

A. Recent Repairs at pool house still haven't been completed by Laboto, suggestion was made that we hire Ron Pryor to complete those small items and to be wary of hiring Laboto in the future.

B. Ansley's ceiling repair at 17A is complete. Ron Pryor is available to do more projects. Basin completed the roof repairs @ \$4,570.50 Board approved the pymt.

C. Penefin application to perimeter fence is complete. Scott Jones is our contact for '14.

D. Hector has almost finished the tree, stump, bush removal. Two stumps remain which will be an extra expense.

E. All the patio wall separations that were on the list have been repaired. However, several more still need to be done @ Unit 14. Board decided to hire **Daniel** to complete the work with instructions to do only those on the list.

F. Pressure reducing valves at entry needs to be checked in the Spring. Davis plumbing is our contact. Members asked if anyone knew whether B&D had worked on pressure reducing valves in the past. Davis appears to be difficult to contact. **Manager was instructed to order a replacement valve as an emergency backup.**

G THRU J .. little discussion

K. We still need to find out who did the stripping and bumpers in the past.

L. Fall CPO class for Manager is scheduled with Al Russell (326-2185).

6. New Business

A. Repairs at 11A as a result of water damage 2 yrs ago. Has been scheduled .. Ron Pryor bid of \$1180 was accepted.

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B. Roof repair at 5B .. Basin has been contacted. **BUT** owner still needs to do work on the cooler flashing.

C. J. C. Electric is going to repair the photo cell for exterior lighting at the pool.,

D. Board workshop to study 2014 budget is tentatively scheduled for Sept 18

Meeting was adjourned at 7:30 pm

Next meeting scheduled for Oct 9, 2013 (Wednesday), 6:00 p.m. at the pool complex.

Minutes prepared and submitted by Peggy Puckett