

CC Villas Homeowners Association
Board of Directors Meeting
September 10, 2014
Poolside

The meeting was called to order at 6:05.

Present were Gary Graham (presiding), Don Carlson, Grady Griffith, Mary Pappas, Jim Prator (manager), Chris Dixon, Leah CableHoward, Joan Hendrickson (residents), Patricia Jones (condo rental manager).

The minutes were approved as presented.

The Financial Report was submitted by Peggy Puckett and presented by Grady Griffith. The Collective Balance in the bank account at the end of the month was \$132,508.42 and the resulting Asset Balance was \$191,591.12. The report was approved as presented.

The Managers Report was presented by Jim Prator. He also reported that he had to close down the pool because the heater was not working. Jim and Pete will investigate the matter to determine how to resolve the situation. There was a discussion of the issue of vehicles that are too big to fit in the garage when both vehicles are too big and should they pay a parking fee for one of them. The issue was tabled at this time. The Managers Report was approved as presented.

NEW BUSINESS

- A. There are only three (3) 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 the other 19 buildings either. The next building budget should be approximately \$5000 to \$6000 higher than "hopes"for Building 10 - to be reviewed by the Board pending final documentation.
- B. The work is complete for the storm drainage system between building 9 and 13. The overrun total is \$1,814. The board approved to pay the extra cost.
- C. Concerning the landscaping and sprinkler system removal renovation 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.
- D. An assessment of "immediate needs" must be established for piecemeal repair of existing door and window trim. This is still pending.
- E. We still have a problem with "Walking the Dog". Gary will talk to those involved.
- F. A work session for the board has been set for Thursday September 25 at 6:00 p.m. at the Graham residence.

NEW BUISNESS

- A. Kris Dixon presented her particular situation at 10 A because she is unable to live there at present time. We suspect an infiltration of air from the adjoining condo. Several options were presented and the board will determine a solution for this problem.

The meeting was adjourned at 7:10

Next Meeting: October 8, 2014 (Wednesday) 6:00 P.M. at CCVHA Pool (weather permitting).