

C.C. Villas Homeowners Association

Board of Directors

Board Meeting

9/10/2015

6:00 @ Condo Pool Area

Present: Board Members present included Gary Graham (presiding), Don Carlson, and Grady Griffith . Mary Pappas and Pete Witzemann were out of town. Also attending: Jim Prator (Manager)and Peggy Puckett (Bookkeeper) and owner Janis Steffle.

Minutes: Minutes of the August meeting were approved.

Financial Report: Aug financials reviewed by those present. The collective balance in the bank accounts at the end of Aug was \$127,010. Report included information regarding overspending in certain areas due to water line breaks and debris removal. Motion was made to accept the financials as presented. Motion passed.

Manager's Report: In addition to the daily routine tasks Jim reported the following...

1. Jim reported that satellite water line breaks have resulted in a decision to dig up and repair the main source lines in front of Bldg 7, 16, 11, 17 and 18.
2. Board **VOTED** unanimously to allow the manager to creat two new parking spots near Bldgs 6 and 4.
3. Mgr is going to contact Independent ditch company about the cottonwoods behind our fence. City Code Compliance has been notified that the trees are becoming a dangerous nuisance.
4. Mgr reported that Wes Stuart is now managing 4D.

Old Business:

Landscape Committee No one was present to represent the committee. Board agreed to postpone project until Spring. Manager will continue to spruce up those areas that have been disrupted during water line repairs..

New Business:

1. Work session scheduled for Wed, Sept 24th 6pm at the Marriott.
2. Gary and Jim are mapping the waterline repairs . Board discussed the feasibility of sealing th asphalt before winter if budget allows for that expense.

Meeting was adjourned at 7:00 pm

Next meeting scheduled for Thurs 10/8/15 at 6:00 pm at the Marriott

_/s/____Peggy Puckett_____

Prepared by: Peggy Puckett

Presiding Officer: Gary Graham, President