

C.C.V.H.A.
Board of Directors Board Meeting
September 8, 2016
Condo Pool Area

Called to Order 6:03

Present: Board members: Gary Graham (Presiding), Grady Griffith, Mary Pappas (secretary).
Jim Prator (manager), Nancy Kester (owner).

Minutes of the previous meeting were approved as presented.

Financial Report was presented and discussed. The Collective Balance at the end of August was \$161,085 and the Asset Balance was \$216,223.

Managers Report was approved as presented.

- A. Gary favors a review of the landscape service at the end of the summer. He suggested that when Jim has to do maintenance we are "paying" a "service" to do, we authorize him to hire hourly labor that he can supervise directly.
- B. Walls have been repaired on unit 17A. Ike's Stucco and Plaster needs to be reminded to repair the stucco around the chimney.
- C. Several tree problems have developed over the last year or so. Jim consulted T & R Tree Service to confirm costs for "must do items" and "budget and do later" items. Hector can do immediate items for \$800 and will figure cost information for removal of larger cottonwoods.
- D. The board needs to contact and/or make demands on the manufacture and/or the City of Farmington for reimbursement on recent expenses caused by the damage to the new pressure reducing valve which was installed in 2009.
- E. Gary and Jim have discussed the option for constructing some level planting areas at he entryway.
- F. The water service lines at Buildings 3,4,6 will have to be replaced before the thin asphalt at the west parking lot can be satisfactorily be replaced. It is recommended that the budgeting process for asphalt replacement for 2017 be started next month.

OLD BUSINESS

- A. Ron Pryor Construction is finishing exterior trim replacement at Unit 17-A to facilitate re-stuccoing of the chimney. Gary authorized painting and flashing and securing of the gutters.
- B. The re-setting of the water pressure has been resolved.
- C. The water line repair at the hot tub has been re-paired and re-buried.
- D. The commodes in the pool house can be replaced for \$125.

Next Meeting: October 13, 2016 (Thursday) 6:00 P.M. at CCVHA Pool (weather permitting).

Adjournment: 7:45.