

C.C. Villas Homeowners Association
Board of Directors Board Meeting
9-14-2017

Present: Board Members present included Gary Graham (presiding), Pete Witzemann, Don Carlson, Grady Griffith and Nancy Kester. Also attending: Efrain Oquita, Shirley Beasley (8A), Gus & Mary Pappas (13A), Greg Anderson and Pam Richards (12D), and Linda Ansley (17A).

Minutes: Minutes of the August were not available. Will be presented at next meeting.

Financial Report: Aug financials were not available..

New resident Manager Efrain Oquita was introduced to those present. Efrain stated that he was glad to be here and looks forward to working with everyone. He said he believes he is up to the task and do the best possible. He can be contacted at unit 8D or by phone at 327-1005 or 1-520-827-4010.

His report was that he had cleaned up the entrance and cleaned the sidewalks for his first official duty. He also stated that the overhead lights in the south parking and east side need to be replaced. Unit 1A reported a leak and Basin inspected and found a squirrel hole. The hole has been repaired.

Agenda Items Reviewed/Discussed:

1. Gary emphasized to the new manager the importance of making sure that everyone (owners and tenants) abide by the rules and steps are in placed that he can use to assure this happens..
2. The Board voted to close the pool on or before Oct 1st. Efrain is to work with Jone to drain and winterize the pool properly. The Board also agreed to close the hot tub from Nov 1 thru Jan 31 to save on chemicals and utilities.
3. Several residents have not complied with submitting Resident Information Sheets and the manager was asked to try and complete this task as soon as practical. If he has Resistance after trying to encourage the tenant to comply he is to notify the Board at the next meeting and the Board will resolve the issue.
4. Gary reported that the club car has been repaired and turned over to the new manager.
5. Efrain is to work with Ian to apply penofin to the boundary fence. This will be a multiyear project.
6. There was discussion of contracting a lawn service to get the pool area lawn back in shape since several present commented on how shabby it looked. Gary had been working with ABC landscaping to get a contract formalize but because they didn't follow thru well when removing the two infested locust trees it was decided to try and find someone else to contact for Fall clean up and Spring 2018.
7. Follow up with Basin is necessary to insure the satellite hardware has been installed as was promised. This will eliminate "skids" from being placed on the new roof membrane.
8. Beaver Door will be called to repair the garage door of unit 10-C. Repairs to the inside mechanism will be billed separately so that the owner can then be billed. This repair will allow current tenant to park their vehicle in the garage as designated by the CCVHA rules.

New Business: Greg Anderson asked that the Board allow garage doors to be left open about a foot for air circulation during summer months. The Board agreed to allow it for short periods, but cautioned that if left open frequently it may attract unwanted "guests."

Meeting was adjourned at 7:40PM

Next meeting is scheduled October 12 (Thursday) 6:00PM @ the Marriott unless changed and posted on the CCVHOA website.

Prepared by: Grady Griffith, Secretary