

C.C. Villas Homeowners Association
Board of Directors

October Meeting
October 7, 2009
7:30 P.M.

Present: All Current Board Members , Complex Managers.

Minutes: From Special Business Meeting from Sept. 22 were Read and motion to approve by Don, second by Peggy, Unanimous consent.

Financial Report: Overall budget is good. Reserve fund assessment is current and on schedule. There are some over budget expenditures projected for last quarter of the year (primarily parking lot and utilities) Board tabled any action until end of FY. Motion to accept financial report by Daryl, second by Grady, unanimous consent.

Manager's Report: A few small issues: 18c not parking in garage, 18d running diesel, these matters were handled by managers. No other major issues were discussed.

Old Business: Drainage problems @ 9d/13d are getting close to being resolved. Basin Roofing will check on pool house roof. 15b has tile roof leak and will require a different type of roof flashing. The roof repair project should be completed except clean-up of entire project by Basin Roofing. "NO children under 14 years, after 8PM" Signs are ordered for pool for next season. Sweeping Lot and Striping will be scheduled with Dirt Bandit so tenants may be notified of work date. Phone and TV/ Dish Cables that are hanging loose around complex (Manager has meeting with Comcast to fix their problems, Basin Roofing will address their problems that were created during roof repair). CCVHOA website will be up and running soon- details will be discussed next meeting. Property manager will work on pool signs concerning 18yrs-14yrs to match the rules.

New Business: Signature card for reserve fund were completed. Locking of pool gate on north side for winter discussed and approved. Property managers will purchase new doors for pump-house and have them installed. Budget meeting for 2010 will be scheduled at next meeting

Next meeting was scheduled for Nov 9, 6:30 pm @ Cascade Bottled Water Co.

Motion to Adjourn 7:28 PM