

C.C. Villas Homeowners Association
Board of Directors
Board Meeting
10/5/2011
6 :00 P.M.

Present: Board Members present included Daryl Leeper, (presiding), Pete Witzemann and Don Carlson, Also attending: CinDee Utley (manager)

Minutes of the Sept meeting were approved.

Financial Report: Puckett provided the Sept financials prior to the meeting but was not present to review them. Financials reported a collective balance in the bank accounts at the end of the month in the amount of \$90,142.18 and the resulting Asset Balance on the Balance sheet was \$150,959 **Monthly financials were accepted as prepared.**

Manager's Report: CinDee summarized the activities for the month which are attached to these minutes.

Old Business: Questions were raised regarding the Hot tub issue and Sundance Spas. Board wants proof that the tub is commercial grade before proceeding. Discussion was also held regarding the hot tub that Raindrops might be able to provide. Mgr will check with the City on ADA rules for the tub.

Manager was instructed to have bookkeeper send payment for CPO training. on Nov 17 and 18. Mgr has been registered to attend. Cindee was able to get a refund for the class that was previously paid for.

Privacy wall at 13a was approved to be repaired because it has now become a liability. Stackhouse's ins. Company has contacted the board regarding the damage from frozen pipes back in Feb 2011. Tree root removal at 10A and 1A will be scheduled for Feb or March of 2012.

Pool cover has been ordered from raindrops. pool has been closed

New Business: Window trim on both 20A and 13A are white and conversation was held regarding asking those owners to re-paint with a color that matches the other units.

Board discussed installing an auto shutoff in the bathhouse before next summer. Manager was asked to ck with Basin Roof about the damage on Bldg 1. Manager was asked to have the pyrocantha bushes trimmed toward the end of Oct after the 1st frost. Board members were asked to look at their calendars so that a budget meeting for 2012 can be scheduled in Dec.

Next Meeting scheduled for Nov 9th at 6pm at Cascade Water Plant on Fairview.

Old Business:

New Business:

Discussion from the floor:

| Meeting was adjourned at _____ pm

Next meeting scheduled for October _____ pm at CCV complex near pool.

Prepared by .. Secretary/Treas/Peggy Puckett

Presiding Officer .. Daryl Leeper