

C.C. VILLAS HOMEOWNERS ASSOCIATION
Board of Directors Board Meeting
October 9, 2013
C.C. Villas Unit 8D

The meeting was called to order at 6:08 p.m.

Present: Board Members included Gary Graham (presiding), Grady Griffith, Don Carlson, and Mary Pappas. Also attending: Jim Prator (manager), Peggy Puckett (bookkeeper).

Minutes of the September meeting were approved as presented.

Financial Report: Peggy provided a summary review of the September financials reporting that the collective balance in the bank accounts at the end of the month was \$136,580 and the asset balance on the balance sheet was \$192,714. The financial report was accepted by the board as presented.

Manager's Report: Managers report was approved by the board as presented.

Old Business

- A. Finalization of Contract for Construction of Pool House Addition. It was decided to ask Ron Pryor for a bid on the final items not completed by Ralph Laboto.
- B. Patio Wall Separations. All wall separations were completed including 14a. The additional cost was \$1285
- C. Exercise/renovate valves in pressurized plumbing. Billing has been received and approved for repair on the pressure reducing valve.
- D. Landscaping and sprinkler system renovation. We are in progress on repairing leaks. Supply line to zone 12 is repaired but volume of water delivered has yet to be verified.
- E. Drainage renovation between buildings 9 and 13. Dimensions are complete to determine the drainage renovations between those buildings to be completed to take bids by next month.
- F. Architectural Standards - Review of Rules and Board Policies. Items to be discussed in future workshops.
- G. Schedule cleaning and re-stripping of parking lot - still looking for a contractor. Gary and Jim will meet with Dirt Bandits and discuss the work that needs to be done.
- H. Contract for snow removal - still looking for contractor. Jim will get bids from T&R and Dirt Bandits for clearing and removal on parking areas, and driveway.
- I. Verify date for Certified Pool Operator (CPO) training class. Al Russell will be contacted concerning class date.

New Business

- A. Reimbursement for trim repair on 1B. The invoice was approved by the board for repair on 1B.
- B. Exterior lighting-time/photocell resolved - 3 exterior fixtures on order. We have a timer for the exterior lighting and the 3 exterior fixtures have been ordered.
- C. Board workshop 2. Will be held Wednesday, October 30 at 6:30 pm. at the Marriott.
- D. Repair for flood damage. We will solicit bids from T&R and Fence Tech to repair the damage due to recent storms. Railroad tie underpinning and "larger" rocks are being considered.
- E. Replacement and trimming of pyracanthas. Jim will submit a bill for trimming the pyracanthas. It was decided that we need to replace several pyracanthas.

Meeting was adjourned at 7:28 p.m.

The next meeting: November 12, 2013 (Wednesday) 6:00 P.M. at the Marriott