

CC Villas Homeowners Asso.  
Board of Directors Meeting  
Oct. 13, 2016..... Marriott on Scott Ave, Farmington, NM

Call to Order: 6:15

Present: Board members, Gary Graham (presiding), Grady Griffith, Pete Witzemann, Jim Prator (mgr), Peggy Puckett (bookkeeper/owner), Nancy Kester (owner)

Financial Report: The report was presented and discussed. The Collective Balance at the end of September 2016 was \$162,549 and the resulting Asset Balance was \$227,381. Financials were approved. A proposed 2017 Budget will be circulated among Board members. Plans are to present it at the Nov meeting.

Minutes of September meeting were accepted and approved.

Manager's Report: The manager's report for September was accepted.

Items on the report included:

- 1) Bathhouse upgrades (new water saver toilets) have been completed.
- 2) T&R Tree Svs completed several projects including removal of cottonwood limbs along fence line between #6 & #5, dead tree near #14, elm tree at SW corner of complex and tree stump at entrance.
- 3) Damaged sign has been replaced at entrance.
- 4) Pool has been closed for the season; faulty timer switch has been replaced
- 5) Pyrocanthus have been trimmed
- 6) Water service line at #6 was replaced
- 7) Stucco at Bldg #11 is complete as well as repairs at #17A
- 8) Wing wall at Bldg #3D is scheduled to be repaired. Tenant in 2D will pay.
- 9) Damages at 19A are being investigated. Responsible party will be contacted.
- 10) Basin is finishing up at Bldg #11 and will begin work at Bldg #15 ASAP. They has assessed the problem around chimney area at Bldg #4A and #18A and will take care of those necessary repairs as well.

Discussion regarding the regulator on the main water line continues to be a major concern. In order to meet the current water pressure requirements of the FD , the regulator has to be far more substantial than would normally be needed for the residential use at the condos. Board proposed a meeting with the City as well as the Fire Dept to find out what our alternatives might be.

**NEW BUSINESS:**

Concern was expressed regarding the architectural standards and the work done at Bldg #20

Board **VOTED** to close the spa for the coldest of the winter months. Manager will monitor use in order to determine a date for reducing the temperature in the tub. If a resident needs/wants to use the tub they simply need to notify Jim so he can increase the temperature setting temporarily.

Next Meeting Scheduled for Nov. 10 , Thursday 6:00 P.M. Marriott on Scott Ave.

Adjournment: 7:10 P.M. Minutes prepared by : Peggy Puckett (for Mary Pappas)

