

C.C. Villas Homeowners Association
Board of Directors

November Meeting
11/03/2010
6:00 P.M.

Present: Board Members Daryl Leeper, Peggy Puckett and Peter Witzemann, Don Carlson and Condo Managers.

Minutes: Minutes of the October 2010 meeting were not available. When they become available they will be posted to the website.

Financial Report: Presented by Treasurer. Approved unanimously with one correction. Line item "Fines" will be changed to "Assessments" Current position is slightly over-budget for the year. No unexpected payables for the month and no outstanding payables at this time.

Manager's Report:

Board agreed that the owner of 11A will be notified if she becomes more than 3 months late with dues payment. She will also be notified that if the unit is occupied at that time the tenants will have no privileges (ie. use of hot tub, pool, parking lot). If tenants park within the complex appropriate fines will be charged to the owner. At some point in time if dues remain unpaid a lien will be filed against the condo. Any attorney fees incurred will be the responsibility of the owner; condo cannot be sold until dues are paid to the Homeowners association. Owner of Unit 18A (Kester) still has not paid for the damages to the garage door. A letter will be sent from the board informing her that a lien will be placed on the property if the cost of repairs are not paid. Owner of 19D (Coate) will be notified that the panels are now available and access to the unit will be necessary in order for the repairs to be made. We need his cooperation so that we can proceed. Manager is aware of 6 vacancies.

Old Business: B&R will start repairing the recent rain damage reported in 9d, 6a, 13a, 10a, and 11b immediately. Crews are currently working on repairing the flood damage on Villa view. Contractors may be available around Dec 21st to work on the downspout at 4A. Tree removed by 10A. Contractors are looking at the termite damage at 11D to determine the extent of the repairs necessary. Termite damage looks to be old damage that was never reported. Parking lot damage and light fixture by 14A were both repaired in Oct.

New Business: Board agreed that the bushes on Villa View need to be trimmed one more time before the end of the year. Board agreed that association is not responsible for fixing toilet leaks but will help owners by installing new flappers. The association is not responsible for fixing leaky faucets. Mgrs will contact owner of 20C to help her locate a plumber to fix her problem.

Minutes of
November 3, 2010 Board Meeting

Secretary will provide Manager with copies of By Laws.
Board set time and date for Budget meeting (Dec 1, 6pm)
Board agreed to pay for the replacement of the dishwasher in 8D. Pete's Plumbing will install. Budget set for item .. \$400 or less.

Annual meeting set for either Jan 4, 5, 6 depending on availability of San Juan country Club Presidents room.

Next meeting was scheduled for Dec. 8, 2010 (Wednesday) at 6:00 pm at Cascade Water Plant.

Prepared by .. Secretary/Treas/Peggy Puckett

Presiding Officer .. Daryl Leeper/President