

C.C. Villas Homeowners Association Board of Directors  
Board Meeting  
11 / 7 /2012  
6:30 P.M. @ Graham residence (16A)

**Present:** Board Members present included Gary Graham (presiding), Pete Witzeman, Don Carlson, and Grady Griffith. Also attending: Rob Anderson (manager) and Peggy Puckett.

**Minutes:** Minutes of the Oct. meeting were not available.

**Financial Report:** Puckett reviewed the Oct financials reporting that the collective balance in the bank accounts at the end of the months was \$135,812 and the resulting Asset Balance on the Balance sheet was \$189,349. It was noted that due to the lapse in resident management, many of the items we budgeted for have not been done at the time. If the expected \$60k+ is still in the budget at year end we will roll those funds into next year's operating budget and hopefully not raise dues on Jan 1<sup>st</sup>. **Motion was made to accept the financials as presented. Motion passed.**

**Manager's Report:** In addition to the daily routine tasks Rob reported that he did the following...

1. Fence Tech installed 4 more fence sections. Rob reported that 63 panels remain to be replaced. He treated new panels with penofin.
2. 3 security lights were replaced within the complex. 1 in East lot by pool, 1 by the pool and 1 at main entrance. There are 5 more older lights in the complex.
3. Repaired tiles on 20D
4. Called B&D to repair main line water leak near Bldg 19.
5. Spoke with Laramie Hardin about snow removal.
6. Issued pet fine to Jim DeVentis (12c)

**Old Business:**

1. Discussed perimeter fence project. See Item 1 of Manager's Report above.
2. A presentation was made by **Frank from Basin Roofing**. He made several suggestions for options CCVHA might want to consider when it is deciding to replace the flat roofing. Adjustments to estimated cost of 10 Year Repair and Replacement Plan will need to be made to reflect costs increase of roofing materials. Frank also stated that the overall roof condition is GOOD for their age and with proper care and maintenance will serve us well for a number of years to come.

**New Business:**

**Board** settled on Jan 9<sup>th</sup> as the best date for annual meeting.

It was reported that Eagle Realty is now managing Ashton's two properties

G.Graham presented the Letter from the President which will go out to all owners and he asked that anyone with additions/corrections/suggestions please do so.

The Proposed Budget for 2013 was presented to the Board for review.

It was noted that the pres. letter including new pet policy, the proposed budget and the notification of annual meeting (proxy included) would be mailed around Dec 15<sup>th</sup>.

Meeting was adjourned at 8:30 pm

**Next meeting scheduled for Dec. 12<sup>th</sup> at 6:00 pm at the Marriott on Scott Ave.**

Prepared by .. Peggy Puckett

Presiding Officer ..Gary Graham/President