

CC VILLAS HOMEOWNERS ASSOCIATION
Board of Directors Board Meeting
November 12, 2013
Marriott Hotel

The meeting was called to order at 6:06 p.m.

Present were Gary Graham (presiding), Don Carlson, and Mary Pappas. Also attending were Jim Prator (manager), and Peggy Puckett (bookkeeper).

Minutes from the October meeting were approved as presented.

Financial report was approved as presented.

Managers report was approved as presented.

OLD BUSINESS

- A. Replacement of pyrocanthas. A bid from Evergreen Nursery for replacement pyrocanthas at \$40 each. This project will remain on the agenda until completed next spring.
- B. Landscaping and Sprinkler System Renovation. Phase 1 is complete and phase 2 is still in progress. Renovation will be completed next spring.
- C. Drainage Renovation between Buildings 9 and 13. Frank Santor picked up drawings to develop a bid price. Cost of precast drop inlets has not yet been determined.
- D. Architectural Standards. Tabled except for discussion to inventory dish antennas or other items off the parapets.
- E. Status of Cleaning and Re-Striping of Parking Lot. Jim is sweeping parking and driveway surfaces to discover where patching is required. He will patch as appropriate and re-stripe. It may be necessary to re-stripe again next year if we decide to seal all the asphalt.
- F. Status of "Resources" for Snow Removal. Jim will research companies for snow removal and make a priority list for calling.
- G. Certified Pool Operator (CPO) training class. Mr. Al Russell informed Jim that class is schedule for 6 December 2013.

NEW BUSINESS

- A. Flood damage repair at north property line to begin approximately November 18 by Fence Tech. Repair behind units 10, 11, 12 will begin at that time.
- B. Met with Chandler Construction regarding "trim repair" procedures. It was proposed to use metal caps for the parapet trim. Details will be worked up for accurate bids.
- C. Discussion of Primary Structures and Liability Insurance Coverage. Tabled until annual meeting.
- D. Need date for annual meeting. January 7 was approved.

Next Meeting: December 10, 2013 (Tuesday) 6:00 P.M. at Marriott

Meeting adjourned at 7:30.