

CC Villas Homeowners Association
Board of Directors Meeting
Marriott Hotel on Scott Avenue
November 12, 2015

Call to Order; 6:04

Financial Report: The report was presented and discussed. The Collective Balance at the end of the month was \$122,605.35 and the resulting Asset Balance was \$174,400.82. The report was approved by the board as presented.

Managers Report: The managers reports for September and October were presented by Jim Prator. The report was approved by the board as presented.

NEW BUSINESS:

A. The date for the Annual Meeting was set at January 7, 2016 at 7:00 p.m at the Marriott Hotel on Scott. Gary will send out a letter explaining condo activities for 2015 and a copy of the Rules Revision.

B. Four more pallets have been ordered for the window trim. Jim is confident that will be enough to finish the job.

C. Meeting is scheduled to finish the budget on December 3 in correlation with the regular monthly meeting.

D. The owner of Unit 15A has been informed that everything has been completed on that unit except for stucco at the new chimney enclosure and a few items of normal maintenance. Basin Roofing and Jim Prator are taking care of these details.

E. Basin Roofing cannot initiate flat roof replacement on Building 15 for at least two or more months. The board may authorize both Building 11 and Building 15 to be done next spring. Basin Roofing has the "go ahead" to do building 15 as soon as he can confirm a schedule.

F. Jim will get a price to complete the 2 or 3 fence panels that had not been replaced at the northeast corner of the property.

G. Materials have been ordered for replacement of pressurized plumbing lines. There is enough on hand to replace one unit.

H. Repair of vehicle damage on 15 and 17 is to be covered by offender's insurance. The amount of coverage granted by the insurance company is not in agreement with the cost of the necessary replacement caused by the vehicle damage.

I. There was no indication of termite "re-infestation" at Building 16.

J. The shower wall in the pool house needs to be rebuilt; the bottom plate has rotted out and portions of the wall are "hanging loosely". Ron Pryor has looked at the deterioration and has discussed the cost with Jim. Repair will probably be based upon "time and material" costs.

OLD BUSINESS:

A. "Red Marks" from the Board Work Session are not yet complete. They will be finished this weekend to mail with notice of Annual Meeting.

B. Jim reported that most of the parking stickers are up to date.

C. We have tried to avoid "raiding" the Landscaping Budge, even though we have had unanticipated expenses.

D. Board work session is tentatively scheduled for Dec. 3. It was suggested that it be combined with the regular monthly meeting.

Next Meeting: December 3, 2015 (Thursday 6:00 P.M. at Marriott Hotel on Scott Avenue.

Adjournment: 7:50 P.M.