

C.C. Villas Homeowners Association  
Board of Directors Board Meeting  
16 November 2017

**Present:** Board Members present included Pete Witzemann (presiding), Don Carlson, Grady Griffith and Nancy Kester. Also attending: Efrain Oquita

**Minutes:** October 2017 minutes were not available.

**Financial Report:** Oct 2017 financials discussed among those present. Total Cash & Bank Account amount was \$154,356.02. To date we are overspent on several line items and if we don't experience any unforeseen expenses we should end the year with a plus balance. **FINANCIALS APPROVED** as presented.

**Managers Report:** Efrain submitted quote to upgrade the complex common lighting to LED. **Board approved upgrade** to be accomplished as soon as practical. He reported there have been no roof leaks reported since last rain. The hot tub had been shut down because of a defective filter housing. The housing has been replaced and the hot tub is re-opened. He is working on getting all vehicles registered and to date approximately 70-80% have decals. Jone Martin is working with a company in Albuquerque to fashion a set of wheels that will be fitted to the current hot tub cover to make it more easily removed and replaced.

**Agenda Items Reviewed/Discussed:**

1. Pete received a quote from TRC to relocate the two fire hydrants on the property. The total was \$77,300 plus tax. The **Board voted to table this relocation project** for three reasons: 1) the Pressure Reducing Valve installed earlier this year is functioning properly and can be replaced for less than \$10K. 2) If this valve lasts as long as the last valve (about 5 years) it will take forty years to spend \$77,000. 3) Once all the water lines from the main line to each building's corporate valve is replaced the existing type of PRV should provide good service for many years. Of course the project can be revived as needed
2. The pool will need a new heater before it opens next year. Jone Martin said she can have it installed for \$3,800. This is a consistent bid based on the 2013 heater installation. **Board instructed the manager to work with her to get the new heater installed for next season.**
3. Board approved upgrading all common grounds/parking lot lighting to LED. Efrain has a quote from JC Electrical for \$2512.18. Board approved funding and upgrade will start as soon as practical.
4. The **Board formally voted to keep the hot tub open during the winter months as requested by a number of owners/tenants.** That is subject to change if there is evidence that it is not being used.
5. 2018 Proposed Budget was reviewed discussed and changes made. The most important action related to the discussion of what to do with the \$30K that had been set aside for the Fire Hydrant relocation project. It was agreed that we can utilize that funding to the yearly roof assessment and be able to put new roof membrane on two buildings in 2018. **Action APPROVED**

Meeting was adjourned at 7:30PM

**Next meeting is scheduled December 14 (Thursday) 6:00PM. Location uncertain at this time, but members will be notified and will posted to the CCVHOA website.**

Prepared by: Grady Griffith, Secretary/Treasurer