

C.C. Villas Homeowners Association
Board of Directors

December Meeting
12/08/2010
6:00 P.M.

Present: Board Members present included Daryl Leeper, Peggy Puckett, Peter Witzemann, and Don Carlson. Also attending were owners: Kathleen Gross, Gary Graham, Charlene Davis and Condo Manager Patricia Jones.

Minutes: Minutes of the November 2010 meeting were presented. One change was made to clarify the associations responsibility regarding leaky toilets. Minutes were approved as amended.

Financial Report: Presented by Treasurer. Current position is slightly over-budget for the year. No unexpected payables for the month and only routine outstanding payables at this time; those include invoices to Lowes, NM Gas and Pete's Plumbing for a total of \$331.

Manager's Report:

Manager reported that the panels that were ordered for the repair work on 19D did not fit. The manufacturer for our garage door has gone out of business and instead of replacing damaged panels we will now have to replace the entire door. New cost is \$803 which will be billed to Mrs. Kester whose visitor did the damage. Manager is still waiting on response from gutter companies to bid on the downspout at 4A. Repairs of 11D termite damage have been completed. No new termite damage was discovered therefore no termite prevention will have to be done at this time. Roof leak damage has been repaired. Mgr is contacting JC Elec to sched repair to the light at the entrance. Comcast contacted but they were not available. Pyrocanthas have been trimmed again.

Old Business: Landscape work along Villa View has been completed. Board agreed that Ms. Ortiz and Mrs. Kester will each be sent a letter informing them that they will need to be current on dues and assessments before the end of the year in order to avoid legal action. Motion was made by P. Witzemann to send a certified letter to owner of 11A explaining that her tenant will be denied all privileges until she is current with her dues. P.Puckett seconded the motion. **Motion passed.**

New Business: The Operating Budget for 2011 was presented and approved unanimously. However, the Assessment for Infrastructure Replacement will not be on the January billing. The subject will be on the agenda at the Jan. 6th annual meeting and presented to the owners present at that time.

Secretary will provide Manager with copies of By Laws.

Next meeting was scheduled for Jan. 12, 2011 at 6:00 pm at Cascade Water Plant.

Prepared by .. Secretary/Treas/Peggy Puckett

Presiding Officer .. Daryl Leeper/President