

C.C. Villas Homeowners Association Board of Directors
Board Meeting
12/12/2012
6:00 P.M. at the Marriott

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

Minutes of the Nov 9th meeting were not available .

Financial Report: Puckett reviewed the Nov. financials reporting the balance in the checking account to be \$77,432. The predicted balance remaining in the operating account towards the 2012 Budget will be approximately \$50,000 assuming we have no unexpected expenses. The only unexpected expense in Nov. was a gas line repair which cost \$3,529. The balance in the Reserve Fund is \$60,046. **Monthly financials were accepted as presented.** Board agreed unanimously that this amount represents approximately 30% of the annual budget and should be sufficient to satisfy most lenders. Mention was made that Washington Mutual is probably still the best bet for local financing.

Manager's Report: Rob passes out a summary of the activities for the month (see attached). High points of the monthly report were the gas line repair between bldgs. 9 and 13. The lines had become rusted and moisture in the lines created a problem when new owner at 9C tried to turn on the gas. It was necessary for B&D plumbing to "hand dig" the line and replace it. Additionally, Davis plumbing ordered a part and will repair the leak that was found in the valve near the entrance. He will also get back with manager about repair work needed on non-functioning shutoff valves. Reported roof leaks in 5B and 17A will create charges of about \$1,700 for repairs.

Old Business: There was discussion concerning low winter temps and freezing pipes; opinions were that a temp around 10 deg over a period of time might create a need to leave the water lines in the units dripping at night. Reserved parking issues were discussed; Grady Griffith moved that the outstanding fees and fines for Unit 11A be waived so that the books are clean going into the new year. Tenants moved without paying and owner was not aware of her responsibility for those fees. **Motion was seconded. Motion passed.**

It was agreed that the Proposed Budget for 2013 be included in the Dec mailing to the owners along with the Letter from the President and the Proxy/Notice of Annual meeting. These should be in the mail by the 15th of Dec.

Discussion was held regarding whether it is still a good idea for the manager to be responsible for maintaining a collection of keys to units for emergency access. No decision was made at this time.

New Business:

There was considerable discussion regarding new Board Members for 2013 which resulted in several suggested names. Gary said that he would try to contact some people personally.

Meeting was adjourned at _7:20 __ pm

Next meeting scheduled for Jan 9th @ 7:00 pm at the Marriott on Scott Ave.

Prepared by .. Peggy Puckett

Presiding Officer: Gary Graham