

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

The meeting was called to order at 6:05.

Present were Gary Graham (presiding), Don Carlson, Pete Weisman, Grady Griffith, Mary Pappas, Jim Prator (manager), Peggy Puckett (bookkeeper), and Kent Wilson (State Farm Insurance).

Minutes from the November meeting were approved as present.

Financial Report was presented by Peggy Puckett. Discrepancies in the electric bill were discussed. Peggy reported that the problem was resolved. The collective balance in the bank account at the end of the month was \$126,027.89 and the resulting Asset Balance on the balance sheet was \$183,354.97. The report was approved as presented.

Managers report was approved as presented.

OLD BUSINESS

- A. Reminder regarding of replacement of pyrocanthas to remain on agenda until completed next spring.
No Action.
- B. Landscaping and Sprinkler System Renovation (Phase 1 complete; Phase 2 still in progress) No action
- C. Drainage Renovation between Building 9 and 13 - No Bid yet. On Hold
- D. Interior repairs per Proposal dated 12 November 2013 finished and paid in full.
- E. Architectural Standards - Review of Rules and Board Policies. On Hold
- F. Status of Cleaning and Re-Striping of Parking Lot. On Hold
- G. Status of "Resources" for Snow Removal. Jim has a list of five prospects and will call when needed.
- H. Certified Pool Operator (CPO) training class. Congratulations to Jim Prator who attended the class and is now a Certified Pool Operator.

NEW BUSINESS

- A. Flood damage repair at north property line behind Buildings 10, 11, 12. Completed
- B. No update on Trim Repair. On Hold
- C. Discussion of Primary Structures and Liabilities Insurance Coverage. Kent Wilson was present to review insurance coverage. The board voted to double the liabilities insurance. Kent Wilson will be present at January meeting to address insurance concerns for the general membership.
- D. Need to update budget numbers for Repair and Replacement Plan
- E. Need date for Annual Meeting 07 January 2014 at the Marriott. Peggy has sent a letter in the billing statements concerning meeting, as well as informing owners that Kent Wilson will be in attendance to answer concerns.

Next Meeting January 8, 2014 (Wednesday) 6:00 P.M. at Marriott if additional board business needs to be addressed after the annual meeting.

Meeting adjourned at 7:30.