

**C.C. Villas Homeowners Association Board of Directors
Board Meeting 12/10/2014
Marriott on Scott Blvd**

The meeting was called to order at 6 p.m.

Present: Board Members present included Gary Graham (presiding), Grady Griffith, Don Calson. Also attending: Jim Prator (manager), Peggy Puckett (bookkeeper). And Kris Dixon (owner)

Minutes of the November meeting: None were taken since there wasn't a quorum

Financial Report: Peggy provided summary review of the Nov. financials reporting that the collective balance in the bank accounts at the end of the month was \$124,201.13 and the resulting Asset Balance on the Balance sheet was \$188,399.61 Financial Report was accepted by the Board as presented.

Manager's Report: Managers report was presented.

General maintenance during the month included gutter repair (19A), pyrocantha trimming, water leaks at 12D (Basin's responsibility) and 3A and insulation requirements as needed to prevent pipes and valves from freezing

Authorized repairs to Club car were made

Added one reserved parking sign (11D)

Met with one new tenant (6D.. Lori Thurstonson) and became aware that one tenant vacated unit 19A. An owner enlisted Jim's help to watch for an individual who was apparently harassing her. Situation seems to be resolved.

Old Business:

- A. Budget was reviewed.
- B. Date set for annual owner's meeting
- C. Report on the re-roofing Project which has begun on Bldg 12. Progress will depend upon the weather.
- D. Damaged Fence slats have been identified and scheduled to be replaced
- E. More discussion regarding Landscape Committee. Peggy was asked to put a notice in the upcoming Newsletter asking for Volunteers
- F. Nothing substantial has been located regarding the historical data on termite control and prevention.
- G. Motion was made and seconded to begin the Structural Trim Project. Jim will locate and purchase a Brake Press which should cost around \$1400 He will start the process for purchasing the materials .
- H. Gary will meet next week with Ken Shield to discuss what we need to do regarding previous manager's claims for employee status

- I. Some discussion regarding the stabilizers that will need to be added to flat roofs for mounting satellite dishes. Peggy was reminded to mention this in the upcoming newsletter.
- J. Jim asked for suggestions from those present as to how he could get a better response from new tenants and managers as regards Tenant Profiles. Suggestion was that he hold the garbage bin as hostage until the profile is returned.
- K. Peggy agreed to work on a packet that we can hand to Unit Managers so they can give them out to their new tenants..

Meeting was adjourned at 7:30 pm

Next meeting scheduled for Jan 8th at 7pm at the Marriott on Scott Blvd.

Minutes prepared and submitted by Peggy Puckett