

C.C. Villas Homeowners Association  
Board of Directors Board Meeting  
12-8-2016

**Present:** Board Members present included Gary Graham (presiding), Pete Witzemann, Don Carlson, and Grady Griffith. Also attending: Jim Prator (manager).

**Minutes:** Minutes of the Nov 10th meeting were read and approved.

**Financial Report:** November financials reviewed and discussed by those present. The collective balance in the bank accounts at the end of November was \$173,501 and the resulting Asset Balance on the Balance sheet was \$228,530. Motion was made to accept the financials as presented. Motion passed.

**Manager's Report:** In addition to the daily routine tasks Jim reported the following...

1. Another wing wall at Unit 14-D was damaged in the night. It has been repaired. Invoice indicated that the stucco repair was not "tented & heated" due to the low temperature. Jim discussed this with Ike and Ike stated that he would "stand behind the job"
2. Termites were found in Bldg 4 and verified by Professional Pest Control. Treatment of the entire building has been completed.
3. The area around the chimney of Unit 2-A has been added to the list of long-term flashing problems on the A Units. Basin has been notified to evaluate the degree of damage to decking and framing-as well as "cricketing" required.
4. Roof leaks reported at Units 15-B and 6-A. Basin has been notified.
5. Continuing sewer issues for Unit 3-A. A shift in a line has been identified and will be repaired shortly.
6. T & R tree service has been called to remove the two dead cottonwoods outside the perimeter fence behind buildings 5 & 6. The Board approved removal due to the potential hazard and possible damage to buildings and vehicles parked nearby.

**New Business:**

1. Board discussed the proposed budget for 2017
2. Mailings to notify owners of the Annual meeting being held on Tuesday, Jan 10, 2017 at 7:00PM at the Marriott Courtyard Pine Room on Scott Ave will need to be finalized and mailed by Dec 20 to meet requirements.
3. Gary has contacted the city concerning the water flow ditch thru CCV. His contact indicated that the city has reviewed the water runoff concerns for Villa View (and CCV) and is currently working on providing better drainage and holding ponds to address this issue. The Board tabled this discussion until we know what the City does to address this issue.

**Old Business:**

1. Pete has received a letter from Farmington Fire Chief, David Doudy giving several options for repairing the pressure reducing valve (PRV) that has been operating very erratically in the past months. Because the fire hydrants inside the complex are on our water lines a certain flow is required to facilitate fire suppression on site. This issue has been discussed with the Chief and his recommendation is to remove the hydrants from CCV water lines and connect them to the city water main lines. Then CCV can remove the existing larger PRV and replace with a smaller line that would provide better consistent service.
2. Other Old Business discussions were tabled until the Feb 2017 meeting.

Meeting was adjourned at 7:40PM

**Next meeting scheduled will be the CCVHA Annual meeting on Tues, Jan 10th at 7:00 pm at the Marriott Courtyard Hotel, Pine Room, Scott Ave.**

  /s/  \_\_\_\_\_  Grady Griffith  \_\_\_\_\_  
Prepared by: Grady Griffith, Acting Secretary

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Presiding Officer: Gary Graham, President