

C.C. Villas Homeowners Association  
Board of Directors Board Meeting  
14 December 2017

**Present:** Board Members present included Pete Witzemann (presiding), Don Carlson, Grady Griffith and Nancy Kester. Also attending: Efrain Oquita and Peggy Puckett

**Minutes:** November minutes read and approved.

**Financial Report:** Nov 2017 financials discussed among those present. Total Cash & Bank Account amount was \$147,578.06. To date we are overspent on several Line Items but under spent on certain Line Items and if we don't experience any unforeseen expenses in December we should end the year with a plus balance. FINANCIALS APPROVED as presented.

**Managers Report:** Manager reported that the security lights in the parking lots, entrance and along the driveways have been replaced with LED lighting. (Several Board members remarked that there are some dark spots that need lighting.) Pool house shower leak (pipes didn't freeze as originally thought) was fixed by B & D Plumbing. Ron Pryor has ordered tiles to match the color of tiles removed so the leak could be fixed. Furnace was checked by B & D and found that the ignition device was not working. It was fixed. Fall cleanup continues while weather is sunny and bright. Manager's report APPROVED

**Agenda Items Reviewed/Discussed:**

1. Wood Trim project is on hold due to the lack of someone trained. Ron Pryor will be contacted about training someone to work on project when weather permits.

2. Litigation update given to Board Members. State Farm attorneys are deciding whether they can represent the CCVHOA in this matter. Legal fees for Brandt Thrower was paid from the amount being held in SUSPENSE from the fines collected from Jim DeVecentis.

3. Members were asked if there were any changes to the Final Proposed 2018 Budget. Outcome of Litigation may determine whether the new budget will allow for two (2) new membrane roofs in 2018.

4. Annual Meeting Mailing is ready to be prepared and mailed. Should be in the mail no later than Monday 12/18/17.

5. Discussion as to how the Board could entice more participation from owners. It was decided to include a "plea" for participation on colored paper in the Annual Meeting mailing.

Meeting was adjourned at 7:25 PM

**Next meeting is scheduled Wednesday, 10 Jan 2018 at 7:00 PM at the San Juan Country Club.**

Prepared by: Grady Griffith, Secretary/Treasurer