

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
At Desert Management
September 26, 2014**

Directors Present: Jim Grosse, President; Bill Ehrlich, Treasurer (Via Phone); Mark Miller, Secretary; Margie Bunten, Director

Absent: Karen Park, Vice President

Others Present: Jim Lewis and Jennifer Huntsman of Desert Management. Paul Rasmussen of PWLC II.

Homeowners Present: As per Sign-in Sheet.

PWLC II: Jim G stated to Paul that there are great concerns with the landscape. Jim G stated that the condition of the grass is terrible. Paul stated that there is a lot of weeds in the grass and it has been treated. He stated that the irrigation has been cut back for renovation. Paul stated that the weeds will not be an issue during the winter but they may come back in July. Jim G referred to the sidewalks not being swept. He explained to Paul that the sidewalks, bedding areas and desert scape courtyards need to be free from weeds/debris. Jim G asked why the citrus trees were not trimmed. Paul stated that the trees in the past were not pruned correctly and he said next year the trees will be trimmed properly. He stated that because of poor trimming the trees are stressed and need time to heal. Jim G commented on the lights and asked that if an electrician is needed that he contact Desert Management and to tag the light with flags and to not use the blue tape that was previously being used. Jim G stated that the 2190 courtyard is in bad condition and the 2160 building has a citrus tree that appears to be diseased. He asked Paul to be sure that no irrigation is hitting windows or buildings. Jim G stated that he thought the estimate for over seeding was included in the landscape contract. Paul stated that it is not included. Lastly Jim G asked about the \$800.00 increase and asked Paul to explain the fringe rate.

ALL INCLUSIVE CONTRACTS: Jim G asked Paul to explain the all-inclusive contract. Paul stated that it would cost \$260.00 more a month and would include all trees, turf, spraying, weeds, nut grass treatment, fertilizer, chemicals, pre-emergent, flowers, 150 for the winter; and 75 in the summer and would also cover mulch. He stated what is not included are things like sod, new trees or shrubs, irrigation material or stump grinding. The Board thanked Paul for attending the Board meeting.

OPEN FORUM: Owners appealed late charges and penalty fees. The Board heard the appeal and will advise the owners of the Boards decision.

MINUTES: Margie made a motion to approve the August 22, 2014 meeting minutes as corrected, seconded by Mark. Motion carried.

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FINANCIALS: Bill reported on the August 2014 financials and read the balance sheet and the income/expense statement. Jim made the motion to accept the August 2014 financial statement as presented, seconded by Margie. Motion carried.

DELINQUENCIES: Jim made the motion to place a lien on account 49-00022, seconded by Margie. Motion carried.

MANAGEMENT REPORT: Reviewed.

LANDSCAPE REPORT: Reviewed.

VIOLATION REPORT: Reviewed.

DESERT GENERAL ESTIMATE: The Board reviewed the bid from Desert General at a cost of \$13,780.00 to paint the inside of the clubhouse and install new carpet in the clubhouse and east and west rooms and the removal of the acoustic ceiling and drywall repairs. Mark suggested waiting until the other work has been completed. Margie feels we should move forward with the bid before all the owners return. Margie made the motion to approve the estimate, seconded by Mark. Motion carried.

RE-SEED ESTIMATE: Margie made the motion to approve the re-seed estimate from PWLC II at a cost of \$2,275.00, seconded by Mark. Motion carried.

LANDSCAPE: Jim G asked management to get an estimate from PWLC II to remove the fichus trees at the 2180 courtyard. Tabled.

ARCHITECTURAL: Nothing to report at this time.

POOLS: The pools will be heated starting October 1st.

SECURITY: Nothing to report at this time.

CLUBHOUSE: Nothing to report at this time.

DECKS: Bill stated that he will meet with the committee once everyone has returned.

CORRESPONDENCE: Reviewed.

NEXT MEETING: October 24, 2014 at 8:00 A.M. at the Clubhouse

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 9:25 A.M.

ATTEST:


