

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
December 29, 2017
MINUTES**

MEETING: The regular session of the Board of Directors of Canyon Country Club Estados Homeowners Association was held on Friday December 29, 2017 at 9:00 a.m. at Desert Management.

PRESENT: Gerry Donnelly, President
Karen Park, Vice President
Scott Young, Treasurer
Margie Bunten, Secretary
Jim Grosse, Director

ALSO PRESENT: Jennifer Huntsman of Desert Management. Homeowner(s) were present per attached sign in sheet.

CALL TO ORDER: The meeting was called to order by President Gerry Donnelly at 9:00 a.m.

EXECUTIVE SESSION: Jennifer stated that the Board met in executive session to approve minutes, discuss owner issues, and delinquencies.

OPEN FORUM: Gerry thanked the Board for all their work and thanked Bill for help with the solar and Jim and Margie for the rules book and Scott for getting all new contractors. She stated that the reserves are 43% funded which is not the best. Karen thanked Gerry for all she has done. An owner stated that the pickle ball nets are too high. An owner stated that a non-resident came in and used the dumpster. An owner asked if there is any update on the shuffleboard. An owner appreciates the newsletter.

SECRETARY'S REPORT: Margie made the motion to approve the November 17, 2017 minutes, seconded by Jim. Motion carried.

TREASURER'S REPORT: Scott reported on the November 2017 financials and read the balance sheet and the income/expense statement. Gerry made the motion to approve the November 2017 financials as presented, seconded by Karen. Motion carried. Management suggested to Gerry to make an appointment with the controller to go over the reserve allocation page.

DRAFT BUDGET: Karen made the motion to ratify placing left over funds on the budget to other area line items to include Pool Contract is now 17,100 1,425.00 x 12 Add back the 1,000.00 in Common area R & M and Under Utilities a line item for Wifi and put \$6,301.00 for that line item, seconded by Margie. Motion carried. Jim voted no.

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DELINQUENCIES: No action needed at this meeting.

MANAGER REPORT: Reviewed.

UNFINISHED/FINISHED BUSINESS: Reviewed.

BUSINESS AT HAND

WIFI: Gerry explained that we received two estimates to install WIFI to control remotely on the irrigation. She stated that a modem will be installed and antennas on four roofs and if the Board later decides cameras can be installed that would work off the WIFI. The cost for the WIFI is \$3,306.40 and the cameras would cost an additional \$2,658.40. Margie made the motion to approve not to exceed \$10,000.00, seconded by Karen. Motion carried.

ROOFING ESTIMATES: Scott explained the three estimates received for roofing services. Scott made the motion to approve the contract for re-roofing from Alfredo Bazuuu Roofing at a cost of \$30,000.00 seconded by Margie. Motion carried.

FRONT DOOR PAINTING: Gerry made a motion to approve the front door paint color Dunn Edwards Northern Territory DEA158, seconded by Karen. Motion carried.

SHORT TERM RENTAL FINES: Gerry stated that all owners received a 30 day comment period regarding the new short term rental fines. The fines are as follows. 1st violation letter, 2nd \$1,000.00 fine, 3rd \$3,000.00, 4th \$5,000.00, and final would be legal action. Gerry made the motion to approve, seconded by Scott. Motion carried.

BACKFLOW VALVE: Scott approved the estimate from Desert Dew to replace the backflow valve at a cost of \$1,950.00, seconded by Margie. Motion carried.

DROUGHT RESISTANT COURTYARDS: The Board reviewed the estimates from Desert Dew to convert the courtyards to drought resistant. Margie made the motion to approve at a cost of \$10,530.00, seconded by Gerry. Motion carried.

UNIT PATIO DOWNSPOUT RE-ROUTE: Karen made the motion to approve the cost of \$275.00, seconded by Margie. Motion carried.

TREE REPLACEMENT: Scott stated that some citrus trees have died so they are being replaced with a lemon tree, mandarin, and grapefruit. Margie made the motion to approve, seconded by Scott. Motion carried.

BOTH ENTRANCE WALL PAINTING: Gerry made the motion to ratify and approve the wall painting, seconded by Scott. Motion carried.

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UPDATED RULE BOOK: Margie made the motion to approve the updated rule book, seconded by Gerry. Motion carried.

COMMITTEES

POOLS/TENNIS: Karen made the motion to ratify the approval of draining the south and east pool due to the chemical levels, seconded by Gerry. Motion carried. Margie made the motion to replace the west pool light and west spa light, seconded by Scott. Motion carried.

LANDSCAPE: Patrick stated that flowers were planted around the trees by the pools.

ARCHITECTURAL: Karen made the motion to approve the request from unit 112 to re-route their down spout, seconded by Gerry. Motion carried. The Board reviewed a request to install a bathroom window and has asked for more information from the owner. Tabled. Gerry made the motion to appoint Bill, Don and David to the architectural committee, seconded by Karen. Motion carried.

RNR ESTIMATE: The Board reviewed the estimates from RNR. Scott made the motion to approve \$365.00 to replace a gutter and housing for the fire extinguisher, touch up areas needing painting at a cost of \$1,800.00, and touch up areas at pools gates, seconded by Margie. Motion carried.

CLUBHOUSE: Nothing to report.

CORRESPONDENCE: Reviewed.

ADJOURNMENT: There being no further business before the Board of Directors, Margie made the motion to adjourn at 10:10 a.m., seconded by Karen. Motion carried.

NEXT MEETING: January 26, 2018 at 9:00 a.m. @ the clubhouse.

ATTEST: _____

Margie Buntin