

**CANYON COUNTRY CLUB ESTADOS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Clubhouse  
JANUARY 27, 2012**

**Directors Present:** Jim Grosse, President; Charles House, Treasurer; Bill Ehrlich, Secretary; David Pingree, Director

**Others Present:** Jim Lewis and Jennifer Huntsman of Desert Management

**Homeowners Present:** As per Sign-in Sheet.

**OPEN FORUM:** Larry Fine reported that there are loose tiles on the 2170 building. Pat Johnson stated that the dirt next to her building is wet and needs to be removed.

**MINUTES:** Dave made a motion to approve the December 16, 2011 executive and regular session meeting minutes, second by Bill. All in favor, motion carried.

**FINANCIALS:** Charles reported on the December 2011 financials and read from the balance sheet and income and expense statement. Charles stated the utility expenses are up this year. Despite watering 5 minutes every other day, the water bill is approximately \$2,000.00 over budget. Charles explained that \$128,000.00 has been added to the reserve account and we have spent \$36,000.00. The operating account has \$72,000.00 YTD and there is \$355,000.00 in the reserve account. Charles made a motion to accept the December 2011 financials as presented seconded by Bill. All in favor, motion carried.

**DELINQUENCIES:** Reviewed. Charles made a motion to approve a Notice of Default to be filed on account 49-00015, second by Bill. All in favor, motion carried. Charles asked Jim Lewis if foreclosure proceedings have begun on account 49-00081. Jim Lewis will check on this and report back to the Board.

**MANAGEMENT REPORT:** Was reviewed.

**CLUBHOUSE WINDOWS:** Charles made a motion to approve the bid from CPM Construction in the amount of \$2750.00, second by David. All in favor, motion carried.

**FENCE BIDS:** The Board reviewed bids from CPM Construction and Enterprise. Charles made a motion to approve the bid from Enterprise in the amount of \$1550.00, second by Bill. All in favor, motion carried.

**BBQ CLEANING:** Charles made a motion to approve Mike Hughes, handyman to clean the BBQ's and Desert Fireplaces to do the maintenance on the grills, second by Bill. All in favor, motion carried.

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**BACKFLOW:** Bill made a motion to approve Desert Water Agency to replace the backflow assembly, second by Charles. All in favor, motion carried.

**UNIT 86 FRONT DOOR:** Charles made a motion to approve CPM Construction to refinish the door at a cost not to exceed \$250.00, second by Bill. All in favor, motion carried.

**LANDSCAPE:** Nancy reported that she spoke to Sammy and said the 351 building should be next as it is in poor shape; but she would like to walk around and look at areas to see where to go next. Charles asked Nancy to look at the 310 building and around the 310/340 carport areas. It was also reported that the 2170 courtyard is bare. Nancy will look at buildings 310, 351, and 2170 with Sammy. Jim G. stated we should get a list to report on. The 2 bids submitted by Arizun are tabled at this time.

**ARCHITECTURAL:** Unit #50 will be installing a new electric stove. The owner is required to install the stove per code, including city permits and no outside conduit.

**POOLS:** The east pool heater is being replaced.

**SECURITY:** No report.

**LEASE UPDATE:** Bill reported he has been in touch with Bob Fey and a meeting has been scheduled on February 16<sup>th</sup> with the BIA. Freeman is working on the lease at this time and new regulations that will soon be in place should help move things along more quickly.

**CORRESPONDENCE:** Reviewed.

**NEXT MEETING:** February 24, 2012 at 8:00 A.M.

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 8:45 A.M.

ATTEST: \_\_\_\_\_

