

**CANYON COUNTRY CLUB ESTADOS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Clubhouse  
September 28, 2012**

**Directors Present:** Jim Grosse, President; Charles House, Treasurer (Via Phone); Bill Ehrlich, Secretary; Karen Park, Director

**Absent:** David Pingree, Vice President

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

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

**OPEN FORUM:** Unit 43 asked about a lease update and what the pool schedule is going to be.

**MINUTES:** Karen made a motion to approve the May 25, 2012 meeting minutes, second by Bill. Motion carried. Karen made the motion to approve the June 18, 2012 meeting minutes, seconded by Charles. Motion carried.

**FINANCIALS:** Charles reported on the May, June, July and August 2012 financials and read from the balance sheet and the income and expense statement. Charles made the motion to approve the May, June, July and August 2012 financials, seconded by Karen. Motion carried.

**DELINQUENCIES:** Jim L. stated that the draft budget is completed and will email it to Charles. Jim L. asked for an authorization to lien account 49-00103. Charles made the motion to approve a lien on account 49-00103, seconded by Bill. Motion carried. Charles asked if account 49-00081 is making their payments per the payment plan. Jim L. stated that they are making their payments.

**MANAGEMENT REPORT:** Reviewed.

**PROPERTY INSPECTION CALENDAR:** The Board reviewed the walk through calendar and approved.

**FIRE ESTINQUISHERS:** Jim G. stated that currently Desert Fire services the fire extinguishers and explained that he found a company that will do the service at a lesser cost. Jim G. asked the Board if they would be fine with trying this new company. Board agreed. Jim G. will get the insurance and license information on this company.

**ASPHALT CRACK/SLURRY:** The Board reviewed the bids from Dave Bunfill, AMS Paving and Asphalt MD'S for a crack fill and slurry seal. After discussion, the Board asked for them to bid a total redo of the asphalt. Tabled until bids are received.

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**A/C BID:** The Board reviewed the bid for service and the yearly maintenance contract from Palm Springs A/C. Charles made the motion to approve Palm Springs A/C to service the A/C units and to amend the contract to only service the A/C units twice a year, seconded by Karen. Motion carried.

**CARPORT 30 BID:** The Board reviewed the bids from CPM Construction, One West Construction, and Rick a Do Handyman Service to repair the drywall damage to carport spot 30. Charles made the motion to approve the bid from Rick a Do at a cost of \$180.00, seconded by Bill. Motion carried.

**SATELLITE DISH GUIDELINE:** The Board asked that this be tabled for later discussion.

**RULE CHANGES:** Charles made the motion to adopt the new rule changes as written, seconded by Bill. Motion carried.

**LANDSCAPE:** Jim G stated that these bids were tabled from the last meeting and suggested waiting to review them when Nancy is back.

**ARCHITECTURAL:** The Board reviewed the bids from CPM and One West to re-direct the rain gutter at unit 13. Charles made the motion to approve CPM, seconded by Karen. Motion carried.

**POOL HEATING SCHEDULE:** Jim G recommends that we heat all 3 pools this year. Karen made the motion to approve all 3 pools be heated, seconded by Charles. Motion carried.

**POOLS:** Charles made the motion to approve the bid from Pool Care Solutions for spa 1 at a cost of \$185.91, seconded by Bill. Motion carried. Bill made the motion to approve the bid for spa 3 at a cost of \$ 492.60, seconded by Karen. Motion carried. The Board reviewed the bid for the east pool at a cost of \$ 1269.43. The Board agreed to get a bid from Dennis to move the pool equipment above ground.

**POOL DECK REPAIR:** The Board reviewed the pool deck repair bids and agreed to have Pool Care Solutions give a bid for a total deck redo.

**SECURITY:** A homeowner stated that ADT was out at the property trying to sell alarm systems.

**LEASE UPDATE:** Bill stated that he received an email from Bob Fey and stated that all parties involved came up with the agreement that will be sent to the BIA for review and approval on the proposed lease. Bill stated that he will ask Bob Fey to be present at the next meeting to give an update. Bill wanted to thank Sebenia and Larry for all their help.

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**MANAGEMENT CONTRACT:** Jim G asked that the Board get an updated Management contract.

**CORRESPONDENCE:** Reviewed. The letter from Desert Management was reviewed. Jim G. asked specific questions about the cost and maintenance expense. No answer available. Tabled until next meeting.

**NEXT MEETING:** October 26, 2012 at 8:00 A.M. at the office of Desert Management.

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 9:45 A.M.

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