

**CANYON COUNTRY CLUB ESTADOS (INC.)
BOARD OF DIRECTORS MEETING MINUTES - FINAL
APRIL 26, 2013 – 8:00 A.M.
ASSOCIATION CLUB HOUSE**

Directors present; Jim Grosse - President, Charles House, - Treasurer,
Karen Park - Secretary, Mark Miller – Member.

Director absent; Bill Ehrlich – Vice President

Management; Jim Lewis, Jennifer Huntsman - Desert Management

Owners present; per sign-in sheet

To Order; meeting called to order at 8:00 a.m. by Jim Grosse

Open Forum; Owners reported;

There is broken cement in carport areas 25 through 28.
There is plumbing problem in the ladies restroom in the gym.
Reported that several roof tiles are broken.
The valve box at the corner of unit 88 is flooded with sprinkler water.
The lights in the east pool are coming on too early.
Jennifer Huntsman will investigate the above.

Minutes;

MOTION by Karen Park;
APPROVE THE MARCH 16 MINUTES AND ORGANIZATIONAL MINUTES
Motion 2nd Vote; yes 4, no 0 Motion passed.

Treasurer;

MOTION by Charles House;
WRITE-OFF \$7,600 FOR ACCOUNT 49-00021
Motion 2nd Vote; yes 4 no 0 Motion passed

MOTION by Charles House;
APPROVE THE C.C.C.E. AUDIT DRAFT AS PRESENTED
Motion 2nd Vote; yes 4 no 0 Motion passed

The C.C.C.E. certificate of deposit (C.D.) has been renewed. The reserves were reviewed.

Management; The Management Report was reviewed

Decks; Mark Miller reported on the condition of some of the decks.

The Board asked management to obtain three bids to see if it is feasible to reverse the existing planks.

Tenant policy; Karen Park and Jim Grosse submitted rental forms for possible future use and Board review. Owner is helping with some of the revisions that will be sent to management upon completion.

Table tops; Jim Grosse suggested mesh table tops to replace the current fiberglass tops. Charles House recommended the use of mesh table tops for two tables as a trial.

Clubhouse committee; Karen Park reported that two owners have joined her committee and that the committee would like to obtain bids to redo the two clubhouse side rooms. Karen Park further reported that there are problems with two door locks in the clubhouse.

Tennis court wall; Jim Grosse reported that one tennis court retaining wall needs painting. Jennifer Huntsman will obtain 3 bids for that job.

Light pole bids;

The Board reviewed two bids for painting the light poles throughout the complex

MOTION by Charles House;
APPROVE THE BID BY MIKE HUGES HANDYMAN SERVICE TO PAINT ALL LIGHT
POLES AND WASH ALL GLOBES AT A COST OF \$850.—
Motion 2nd Vote yes 4 No 0 Motion Passed

Sign bids; Jim Grosse asked management to obtain more bids for the complex signage since the current bid is over the projected budget.

Painting; Jim Grosse reported that the Board is satisfied with the overall quality of the paint job for the complex. Mark Miller and Jennifer Huntsman will do a walk-through with MC Builders to address owners concerns.

DCH bid;

MOTION by Charles House;
APPROVE THE BID FROM DCH ELECTRIC TO REROUTE THE ELECTRICAL SWITCH
IN THE FITNESS ROOM.
Motion 2nd Vote yes 4, No 0 Motion Passed

Landscape; Jim Grosse reported that unit 48 has requested permission to plant bushes by one window in order to block the sun. Jim Grosse stated that unit 13 requested that 3 cypress trees by their back patio be removed because they block the sun and view from the patio.

MOTION by Karen Park;
ALLOW UNIT 48 TO PLANT COMPATIBLE BUSHES BY A WINDOW TO BLOCK THE SUN.
Motion 2nd Vote yes 4 no 0 Motion Passed

MOTION by Karen Park;
APPROVE REQUEST BY UNIT 13 THAT C.C.C.E. GARDENERS WILL REMOVE THE 3 CYPRESS TREES BY UNIT 13's BACK PATIO.
Motion 2nd Vote yes 4 no 0 Motion Passed

Architectural; Discussion regarding a request for sliding doors and a kick-plate at the bottom of one unit door.

MOTION by Charles House;
GIVE PERMISSION TO UNIT 90 TO REPLACE TWO EXISTING GLASS SLIDING DOORS.
Motion 2nd Vote yes 4 no 0 Motion Passed

MOTION by Charles House;
DENY A REQUEST BY UNIT 31 TO HAVE A METAL KICK PLATE INSTALLED ON THE FRONT ENTRY DOOR.
Motion 2nd Vote yes 4 no 0 Motion Passed

Correspondence; Correspondence was reviewed

Next meeting; The next Board of Directors meeting is;
May 24, 2013 8:00 a.m. at Desert Management offices
All owners in good standing are invited to attend.

Adjourned; The meeting was adjourned to Executive Session at 9:25 a.m. by Jim Grosse in order to discuss contract issues and personnel issues.

Attest;

Mark Miller for C.C.C.E. Board of Directors.