

***Canyon Country Club Estados Inc. - Board of Directors Meeting Minutes
November 22, 2013 – 8:00 a.m. Association Clubhouse***

BOARD MEMBERS PRESENT: Jim Grosse, Bill Ehrlich, Charles House, Mark Miller.

BOARD MEMBER ABSENT: Karen Park.

DESERT MANAGEMENT: Jim Lewis, Jennifer Huntsman.

OWNERS PRESENT: per sign-in sheet.

TO ORDER: by Jim Grosse at 8:00 a.m.

OPEN FORUM:

Two Ficus trees were removed from the courtyard of building # 2180, one owner requested that the remaining 4 trees be removed as well.

One owner volunteered to serve on the Board if a position becomes available.

Trees by the east pool carport need to be trimmed.

A large tree near Paolo Fierro needs trimming.

Question regarding the 30 day minimum short term rental policy – is that policy enforced? The Board has not given permission for short term rentals that are less than 30 days.

Building #2255 – a roof problem, a claim has been submitted to insurance companies.

Question from an owner regarding who performs routine roof inspections.

APPROVAL OF MINUTES: Minutes for the October 25, 2013 Board Meeting were approved.

Vote: Yes 3 Abstain 1

FINANCIALS: Charles House – Board Treasurer, reported on and reviewed the financial statements. Delinquencies were discussed. The Reserve Study was discussed – one item added to the Reserve Study is the potential cost for deck repairs.

MOTIONS: Charles House:

Approve the Financials.

Motion 2nd. Vote: Yes 4 No 0 Motion passed.

Charles House:

Write off delinquent account # 49-0053.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

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(Motions continue)

Charles House:

Approve the C.C.C.E. budget.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

Charles House:

Move to approve the Reserve Study.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

MANAGEMENT REPORT:

Jennifer Huntsman – Desert Management, reported the results of the last complex walk-through.

BOARD:

Board member position change.

MOTION:

Jim Grosse:

Appoint Mark Miller Board Secretary, Karen Park Member-at-large.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

There is a structural problem with unit # 82 which may be a termite infestation or dry-rot. The exact cause of the problem is not known at this time.

MOTION:

Charles House:

Table the issue with unit # 82 pending other estimates.

Motion 2nd Vote: Yes 4 No 0 Motion passed

DECK COMMITTEE:

Deck Committee Chair, Bill Ehrlich, reported that the committee recommends hiring a structural engineer to examine the common area decks and to generate a report. One structural engineer has been contacted. The Deck Committee would like to contact two or three other structural engineers. The cost for hiring a structural engineer may be up to \$ 15,000.

MOTION:

Charles House:

The Deck Committee may obtain a structural engineer's report for the common area decks.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

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SAFETY: Desert Management was asked to submit bids for immediate repairs of the damaged walkway east of the east pool – a safety issue. Jennifer Huntsman agreed to place a safety cone by the damaged walk-way by the end of the day. Desert Management was also asked to always submit bids for safety issues right away, and to defer maintenance repair bids to the next Board meeting.

ITEMS: A new bid from DCH has not been reviewed – previous items that have been approved must be completed first.

Unit # 51 requested the planting of bushes outside the unit's patio. The Board has requested a price quote to do that job.

Bids for replacing common area signs are still pending, the Board has requested additional bids with the exception of emergency signs – emergency signs must be installed a.s.a.p.

MOTION: Charles House
Approve the bid for the installation of emergency signs.
Motion 2nd Vote: Yes 4 No 0 Motion passed.

LEASE COMMITTEE: Bill Ehrlich reported that the Lease Committee has completed its assignment and is dissolved.

INSURANCE: Insurance claims issues were discussed – no action was taken.

MARIPOSA LANE: Jim Lewis was asked to conduct all future communications with representatives for the Mariposa Lane repaving issues in writing only, and not to engage in any verbal communications with representatives for the Mariposa Lane repave issues.

ADJOURNED: Adjourned to Executive Session at 9:35 a.m. by Jim Grosse

SUBMITTED:

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