

**CANYON COUNTRY CLUB ESTADOS**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Friday, September 27, 2013 – 8:00 a.m. Desert Management Offices FINAL**

**To Order:** 8:05 a.m. by Jim Grosse – Board President

**Board members present:** Jim Grosse, Mark Miller, Bill Ehrlich  
**By telephone conference call;** Charles House

**Board member absent:** Karen Park

**Management:** Jim Lewis, Jennifer Huntsman

**Arizun;** Sammy Beltram\*

**Owners present:** per sign-in sheet

**Open Forum:** Owner reported that there are many dead plants and dead leaves throughout the complex.  
Owner asked that the decks and their maintenance be placed on the agenda for a future meeting.  
The Indian Land Lease was discussed.

**Minutes:** Minutes for the July 19, 2013 Board Meeting were approved.

**Financials:** Charles House reported on the financials

**MOTION:** Charles House  
MOVE TO ACCEPT THE FINANCIALS  
Motion 2<sup>nd</sup> Vote Yes – 4 No – 0  
Motion passed.

**MOTION:** Charles House  
MOTION TO PLACE A LEAN ON A DELINQUENT ACCOUNT.  
Motion 2<sup>nd</sup> Vote Yes – 4 No – 0  
Motion passed.

**Management:** Jennifer Huntsman reported on landscaping issues  
Two pools ( east and south ) have been scheduled to be drained and cleaned as part of routine maintenance.  
A complaint was received regarding the temperature in one pool – pools will be heated as per the established schedule.  
Decks have been inspected.  
Common area lights have been replaced and will be repaired as needed.

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**PAGE 2**                      Concerns regarding the conditions of common area decks were brought to the attention of the Board by one owner.  
An issue regarding gas lines was discussed.

**MOTION:**                      Mark Miller:  
COSTS TO HAVE THE EXPENSES FOR A GAS LINE REPAIR  
REIMBURSED TO AN OWNER ARE DENIED  
Motion 2<sup>nd</sup>    Vote – Yes 4    No – 0  
Motion passed.

**Windows:**                      Discussion regarding installing windows in the gym – that issue has been deferred to a future meeting.

**Lights:**                      The suggestion to replace and upgrade common area lights was made by Mark Miller.  
Jim Lewis will investigate and reported that estimates for the above may not be without costs.

**MOTION:**                      Mark Miller  
REPAIR NON FUNCTIONING COMMON AREA LIGHTS A.S.A.P.  
Motion 2<sup>nd</sup>    Vote:    Yes – 4    No – 0  
Motion passed.

**Laundry room:**                      A request to have a sink installed in one laundry room has been denied.

**Landscaping:**                      \*Sammy Beltram – Arizun was asked to join the meeting at this point.  
Discussion regarding the condition of the complex lawns, annual flowers and permanent landscaping was held.  
Sammy was asked to submit a written plan and proposal, within 2 weeks, as to what he will do to reverse the decline in the condition and maintenance of the landscaping. The Board was unanimous that there is complete dissatisfaction in the performance of Arizun and that there has been a steady decline in the condition of the complex's landscaping.  
Following the above Sammy Beltram left the meeting.

**MOTION:**                      Jim Grosse  
UNITS #51 AND #62 MAY REPLACE EXISTING WINDOWS  
WITH WHAT IS CONSISTENT IN THE COMPLEX.  
Motion 2<sup>nd</sup>    Vote Yes – 4    No – 0  
Motion passed.

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**Signage:** The issue for replacing existing signs and bringing same up to current code has been tabled pending additional estimates.

**Maintenance:** Jim Grosse reviewed the costs to repair and replace vandalized laundry room doors. Jim expressed that the costs for the above were excessive and asked for explanations that were not rendered.

Discussion regarding tree roots that have been problematic in their blocking the sewer line to unit 32.

**Land Lease:** Bill Ehrlich reported that to date 107 units have renewed their Land Lease with the Indians and that some renewals are still pending.

**Adjournment:** The meeting was adjourned to Executive Session to discuss contract issues, State Farm Insurance issues and Violations.

**Adjourned:** The meeting was adjourned at 9:30 a.m. by Jim Grosse

**Submitted:**

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