

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Desert Management
NOVEMBER 18, 2011**

Directors Present: Jim Grosse, President; Charles House, Treasurer;
David Pingree, Director

Absent: Bill Ehrlich, Secretary

Others Present: Jim Lewis and Jennifer Huntsman of Desert Management

Homeowners Present: As per Sign-in Sheet.

OPEN FORUM: Unit 26 asked about the Board meeting at 8:00a.m. and asked if the Board would consider having the Board meeting at 9:00a.m. Unit 38 asked when the roofs were last cleaned and stated that there is a lot of debris on the roofs. Unit 60 asked if there is an update on her roofing situation. Jim G. asked that management contact Peak Roofing by email and to Cc the Board and Unit 60. Unit 60 stated that there is a lot of trash on the ground in the complex and asked who is responsible to pick it up and said whoever parks in space 49 has scratched her car. Unit 89 asked about getting a trash can for the fitness center and said the water pressure in the laundry room was repaired, and the pine tree by the east pool needs to be removed, and asked about getting an elliptical trainer machine in the fitness center. Unit 26 said he delivered the post cards to the management office and asked why there is a deposit on the new keycards. He feels that the HOA should not charge for the cards.

MINUTES: Charles made a motion to approve the October 28, 2011 meeting minutes, second by David. All in favor, motion carried.

FINANCIALS: Charles reported on the October 2011 financials and read from the balance sheet and income and expense statement. Charles stated that we are over budget in landscape extras, under budget in pools, and the water is up this year. Charles made a motion to accept the October 2011 financials as presented, seconded by David. All in favor, motion carried.

DELINQUENCIES: Were reviewed and no action is needed at this time.

MANAGEMENT REPORT: Was reviewed.

WOOD ROT BIDS: The Board reviewed bids submitted from CPM Construction at a cost of \$2125.00, Pasamonte at a cost of \$2560.00, and Advanced Painting at a cost of \$975.00. CPM listed on his bid that he would be replacing the glass to be up to code, and the other to bids listed to replace with the existing glass. After discussion, the Board would like to ask Advanced about replacing the glass and tinting the glass and if permits are required and if so are they included on the bid cost.

TENNIS COURT SCREEN BID: The Board reviewed the bid from PS Tennis Courts. The Board would like another bid for the December Board meeting.

BBQ CLEANING: The Board reviewed the bid from All Valley BBQ. The Board requested a second bid.

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DCH ELECTRIC: DCH Electric submitted a bid to replace 3 pagoda lights, 3 monuments, 1 flood light, 4 fixtures, and 1 junction box at a cost of \$596.20. David made the motion to approve, seconded by Charles. Motion carried.

LANDSCAPE: Nancy stated that she met with Sammy Beltran of Arizun Landscape and discussed the areas around the clubhouse spa and the spa by South Palm Canyon. Sammy Beltran submitted his bids for these areas and stated that he can get these areas done quickly. Jim G. suggested doing one area and see how it turns out. Jim G. made the motion to approve the bid to do the xeriscape at the spa by the clubhouse at a cost of \$1574.00, seconded by Charles. Motion carried. Nancy asked if it would be possible to have the work completed before she leaves at the end of November.

SILVER OAK TREES: Sammy Beltran of Arizun Landscape submitted a bid to trim the silver oak trees at a cost of \$1210.00. Charles made the motion to approve the bid, seconded by David. Motion carried.

FRUIT TREES/PINE TREE: Sammy Beltran of Arizun Landscape submitted a bid to remove and replace 3 dead fruit trees. Charles made the motion to approve the removal and replacement of 3 fruit trees at a cost of \$900.00, seconded by David. Motion carried. Charles made the motion to approve the bid to remove the dead pine tree by the south pool at a cost of \$650.00, seconded by David. Motion carried.

ARCHITECTURAL: Nothing to report.

POOLS: Nothing to report.

SECURITY: Jim G. stated to the homeowners present that Desert Management has the key cards for the new lock system that will be installed at the clubhouse and the fitness center.

LEASE UPDATE: No update at this time.

CORRESPONDENCE: Nothing to review at this time.

NEXT MEETING: December 16, 2011 at 8:00 A.M.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 9:15 A.M.

ATTEST:


