

**CANYON COUNTRY CLUB ESTADOS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
REGULAR SESSION  
May 26, 2017**

**MINUTES**

**MEETING:** The regular session of the Board of Directors of Canyon Country Club Estados Homeowners Association was held on Friday May 26, 2017 at 9:00 a.m. at the clubhouse.

**PRESENT:** Gerry Donnelly, President  
Karen Park, Vice President  
Scott Young, Treasurer (Via phone)  
Margie Bunten, Secretary  
Jim Grosse, Director

**ALSO PRESENT:** Jennifer Huntsman of Desert Management. Homeowner(s) were present per attached sign in sheet.

**CALL TO ORDER:** The meeting was called to order by President Gerry Donnelly at 9:00 a.m.

**EXECUTIVE SESSION:** Jennifer stated that the Board met in executive session to approve minutes, and discuss legal and owner issues.

**OPEN FORUM:** An owner stated that the lights are coming on at off times due to the power outage and also she has seen rat droppings on her patio and is not sure if the rat boxes are being serviced. An owner asked if the HOA pest control sprays the exterior of all units.

**SECRETARY'S REPORT:** Jim G made the motion to approve the May 5, 2017 minutes, seconded by Karen. Motion carried. Jim G made the motion to approve the organizational minutes of April 22, 2017, seconded by Karen. Motion carried.

**TREASURER'S REPORT:** Scott reported on the April 2017 financials and read the balance sheet and the income/expense statement. Jim G made the motion to approve the April 2017 financials as presented, seconded by Margie. Motion carried.

**DELINQUENCIES:** No action needed at this meeting.

**MANAGER REPORT:** Scott suggested that Noe of Desert Dew Landscape do the monthly light checks. Bryan Smith will still do all electrical repairs.

**WALK THROUGH REPORT:** Reviewed.

**UNFINISHED/FINISHED BUSINESS:** Reviewed.

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### **BUSINESS AT HAND**

**PEST CONTROL ESTIMATES:** The Board reviewed the estimates from Dewey's and Frazier Pest Control. Karen made the motion to approve Frazier to treat the termites at a cost of \$300.00, seconded by Margie. Motion carried.

**SHORT TERM RENTALS:** Gerry stated that short term rentals have become an issue in the HOA. Margie suggested that we change the fine in regard to short term rentals. The Board agreed to have a letter sent to all owners for the 30 day comment period.

**BBQ:** The Board reviewed the recommendation in regard to a broken BBQ by the 2170 building. Management to get an estimate to replace this BBQ.

**ROOF CLEANING ESTIMATE:** The Board reviewed the estimate to have the roofs cleaned after palm tree trimming at a cost of \$960.00. Scott made the motion to approve, seconded by Margie. Motion carried.

**PEAK ROOFING ESTIMATE:** The Board reviewed the estimate from Peak Roofing to redo the 2170 roof at a cost of \$31,500.00. Karen made the motion to approve, seconded by Margie. Motion carried. The Board also reviewed the estimate from Nicol A/C to remove all the a/c units and water heaters in conjunction with the re-roof. Karen asked management to look at the cost they charged when the 2190 roof was redone.

### **COMMITTEES**

**LANDSCAPE:** Scott stated that Noe will be starting the desert scape at the Palo Fierro and South Palm Canyon entrances and then the courtyards will be done after that. Gerry stated that she will be meeting with Noe on Fridays until the projects are completed.

**POOLS/TENNIS:** Karen stated that the west pool tile will be done June 19<sup>th</sup>. The pool heaters have been shut off. She suggested that the pool heaters stay off until Karen has spoken to Pool Care sometime in October. The Board agreed.

**ARCHITECTURAL:** Jim made the motion to approve unit 52 request for new windows, seconded by Margie. Motion carried.

**CLUBHOUSE:** Gerry stated that she has more pictures for the clubhouse and suggested that the mantel be painted.

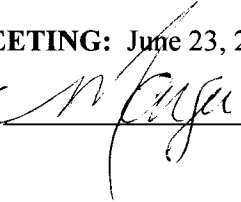
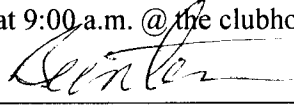
**CORRESPONDENCE:** Reviewed.

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**ADJOURNMENT:** There being no further business before the Board of Directors, Margie made the motion to adjourn at 9:45 a.m., seconded by Karen. Motion carried.

**NEXT MEETING:** June 23, 2017 at 9:00 a.m. @ the clubhouse.

**ATTEST:**

  
  
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