

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Club House
FEBRUARY 25, 2011**

Directors Present: Jim Grosse, President; Charles House, Treasurer; Bill Ehrlich, Secretary; Neil Brice, Director

Absent: Gerry Donnelly, Vice President

Others Present: Jim Lewis and Jennifer Huntsman of Desert Management

Homeowners Present: As per Sign-in Sheet.

OPEN FORUM: Unit 60 stated that her roof is still leaking and stated that she was told that the leak was coming from under the A/C unit, but she feels it is the drains on the roof. Unit 60 also asked about the fruit that has been removed from the trees. Unit 63 requested that more dirt be put by the buildings, sidewalk is raised, and stated that a water valve is leaking by her unit. Unit 70 requested that the railings be painted.

MINUTES: Charles made the motion to approve the January 28, 2011 minutes, seconded by Bill. Motion carried.

FINANCIALS: Charles reported on the January 2011 financials and read the balance sheet and the income and expense statement. Charles made a motion to approve the January 2011 financials as presented seconded by Bill. Motion carried.

DELINQUENCIES: No action needed at this time.

MANAGEMENT REPORT: Was reviewed.

TIME WARNER: Jennifer of Desert Management stated that Time Warner would offer \$34.00 per unit for a bulk agreement. The Board asked which channels would be included for the \$34.00 per unit. Desert Management will get that information for the next Board Meeting.

ROOF UPDATE: The Board reviewed the roof report from Peak Roofing.

ENERGY AUDIT: Charles stated that he contacted Edison and they do not offer an energy audit. Charles spoke with Rick who does energy audits and the cost would be \$395.00. After discussion, the Board agreed to have the energy audit completed for a cost of \$395.00.

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LANDSCAPE: Sammy submitted a bid to covert to xeriscape at the 451 building. The Board reviewed the bid.

ARCHITECTURAL: Unit 31 submitted a request to install a satellite dish. Charles made the motion to approve the request and to explain to the owner that the dish cannot be visible from the common area and cannot be attached to the roof, seconded by Bill. Motion carried.

POOLS: Jim G. stated that he met with Dennis from Pool Care Solutions and approved for the west pool to have a new motor installed. Dennis stated that he would suggest moving the pool equipment above ground and will get a proposal to Desert Management.

SECURITY: Nothing to report.

LEASE UPDATE: Jim G. stated that Gerry has no news to report at this time.

CORRESPONDENCE: Was reviewed.

NEXT MEETING: Annual- Saturday March 19, 2011 at 2:00P.M.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 8:45A.M.

ATTEST: _____

