

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
November 16, 2018**

MINUTES

MEETING: The regular session of the Board of Directors of Canyon Country Club Estados Homeowners Association was held on Friday November 16, 2018 at 9:00 a.m. at the clubhouse.

PRESENT: Gerry Donnelly, President
Scott Young, Treasurer
Margie Bunten, Secretary
Jim Grosse, Director

ABSENT: Karen Park, Vice President

ALSO PRESENT: Jim Lewis and 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: The Board met in executive session to approve minutes and discuss owner issues and contracts.

OPEN FORUM: An owner said the light above the dumpster by laundry room 2 is out. She also thanked the Board for the additional recycle bins. An owner said that the neighboring complex said Estados looks great. An owner said there is a light out by the fitness room.

SECRETARY'S REPORT: Margie made the motion to approve the October 26, 2018 minutes, seconded by Scott. Motion carried.

TREASURER'S REPORT: Scott reported on the October 2018 financials and read the balance sheet and the income/expense statement. Gerry made the motion to accept the October 2018 financials as presented, seconded by Margie. Motion carried.

RESERVE STUDY APPROVAL: Margie made the motion to accept the 2019 reserve study, seconded by Scott. Motion carried.

DELINQUENCIES: No action needed at this meeting.

MANAGER REPORT: Reviewed.

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BUSINESS AT HAND

FITNESS ROOM WINDOW TINTING: The Board reviewed the estimates from 2 separate tinting companies. After discussion, Margie made the motion to approve Ad-Eeze at a cost of \$880.00, seconded by Jim g. motion carried.

OLD BUSINESS

WATER SOFTENER COVER:

RECYCLE BINS: Gerry said that 2 more recycle bins were added to the laundry room 2 dumpster area.

NEW LIGHTS AND UNIT NUMBERS: Gerry said that we will discuss his topic next year to decide if the funds are available.

ASPHALT ESTIMATES: Gerry said that she and Jim G met with the neighbors about Mariposa asphalt and they are not ready but will work with us when they are ready. Jim g said he will be getting estimates for the rest of the complex and will be started by next April.

COMMITTEES

POOLS/TENNIS: Gerry said that we are trying to keep the pool temp at 85 degrees. She said that the pool temps vary so she suggested that we put the east pool to 86 degrees for a month to see if it will hold the temp of 85 degrees.

LANDSCAPE: Gerry said that the complex is looking a lot better.

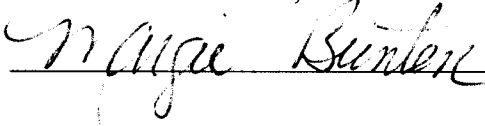
ARCHITECTURAL: Nothing to report.

CLUBHOUSE: Nothing to report.

CORRESPONDENCE: Reviewed.

ADJOURNMENT: There being no further business before the Board of Directors, Margie made the motion to adjourn at 9:33 a.m., seconded by Gerry. Motion carried.

NEXT MEETING: December 28, 2018 at 9:00 a.m. @ the clubhouse.

ATTEST:  _____

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
December 28, 2018**

MINUTES

MEETING: The regular session of the Board of Directors of Canyon Country Club Estados Homeowners Association was held on Friday December 28, 2018 at 9:05 a.m. at the clubhouse.

PRESENT: Gerry Donnelly, President
Karen Park, Vice President
Scott Young, Treasurer
Margie Buntun, Secretary
Jim Grosse, Director

ALSO PRESENT: Jim Lewis and 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 9:05 a.m.

EXECUTIVE SESSION: The Board met in executive session to approve minutes and discuss owner issues and legal.

OPEN FORUM: Jim Moen, owner said he has a vision for the HOA moving forward that he wanted to share with the Board and owners present, he asked where the Board was on the decision for new unit numbers and front porch lights, he also suggested that the palm trees at the main entrance be lit up for more lighting because it's very dark at night when coming up the road that you can miss the entrance and said he received a cost for the wall at the main entrance to add the name and address on the opposite wall. The Board thanked him for his suggestions. An owner suggested a large recycle container. An owner thanked the Board for the great looking landscape. An owner asked about security and said we should have cameras.

SECRETARY'S REPORT: Margie made the motion to approve the November 16, 2018 minutes as amended, seconded by Jim. Motion carried. Karen abstained.

TREASURER'S REPORT: Scott reported on the November 2018 financials and read the balance sheet and the income/expense statement. Gerry made the motion to accept the November 2018 financials as presented, seconded by Margie. Motion carried.

RESERVE STUDY APPROVAL: Margie made the motion to accept the 2019 reserve study, seconded by Scott. Motion carried.

DELINQUENCIES: No action needed at this meeting.

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MANAGER REPORT: Reviewed.

BUSINESS AT HAND

2019 BOARD MEETING CALENDAR: Gerry made the motion to approve the 2019 Board meeting calendar, seconded by Karen. Motion carried.

RULES FOR COMMON AREA(S): Gerry explained that common areas are courtyards and that the Board will need to discuss further what is allowed in the front door area of courtyards. Tabled.

OLD BUSINESS

FITNESS ROOM WINDOW TINT: Management reported that nowhere in the CC&R's did it say that common area facilities could not be tinted.

RECYCLE BINS: Karen said she will work with Jennifer on recycle bins enclosure ideas.

NEW LIGHTS AND UNIT NUMBERS: Gerry said that we have the funds to replace all front porch lights and wall unit numbers. Gerry made the motion to approve the purchase at a cost not to exceed \$5,500.00 and to include stucco repairs for the new lights if needed, seconded by Karen. Motion carried.

PALM TREE LIGHTS: Margie made the motion to add lights to the palm trees, seconded by Karen. Motion carried. Scott will ask Innovative Electric for a cost.

ASPHALT ESTIMATES: Tabled until January.

COMMITTEES

POOLS/TENNIS: Karen said the south pool was 84 degrees, the east pool was 86 degrees, and the west pool was 84 degrees.

LANDSCAPE: The Board is looking for committee members and asked management to do an email blast to owners about this.

ARCHITECTURAL: Gerry explained that owners need to get approval prior to any work being done. Margie made the motion to approve unit 109 sidewalk steps from patio, seconded by Karen. Motion carried.

CLUBHOUSE: The Board discussed updating the kitchen and bathrooms.

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CORRESPONDENCE: Nothing to review.

NEXT MEETING: January 25, 2019 at 9:00 a.m. @ the clubhouse.

ADJOURNMENT: There being no further business before the Board of Directors, Margie made the motion to adjourn at 10:12 a.m., seconded by Gerry. Motion carried.

RECONVENE: The Board reconvened at 10:26 a.m. to approve the purchase of new umbrellas at a cost of \$1,200.00 and 4 will go at each pool. Karen made the motion to approve, seconded by Scott. Motion carried. Gerry said we will keep the old umbrellas in the storage room.

ADJOURNMENT: There being no further business before the Board of Directors, Margie made the motion to adjourn at 10:28 a.m., seconded by Karen. Motion carried.

ATTEST: 