

Canyon Country Club Estados
Board of Directors Meeting Minutes
Fri., October 24, 2014, 8:00 a.m. – C.C.C.E. Clubhouse

Board members present: Jim Grosse, Karen Park, Bill Ehrlich, Mark Miller.
Board member absent: Margie Bunten
Management: Jim Lewis, Jennifer Huntsman – Desert Management
Owner present: per sign-in sheet
To order: By Jim Grosse, at 8:00 a.m.
Minutes: Minutes for the September 26, 2014 Board mtg. were approved,
Karen Park abstained.

Open forum:

Owners thanked the Board for the recent work done in the Club-House.

The east pool – the cover over the gate’s automatic closure needs attention.

Trees in the # 34 center patio need to be trimmed off of the hand-rails.

Compliments on the new windows in the fitness room – but they need cleaning.

There has been considerable noise from leaf blowers, as early as 6:30 a.m., and it was stated that the job is not being done very well.

One owner requested permission to install plants in front of her unit – she was advised that all requests for plantings in common areas must be submitted in writing.

One owner requested that additional colorful plants be planted in the courtyards. The winter plantings have not yet been decided on.

Financial report: Bill Ehrlich submitted the financial report.

Landscaping is \$ 5000 over budget. Utilities are over budget with electricity the highest over budget item.

Two Certificates of Deposit are becoming due for renewal – interest income is negligible.

Motion: Jim Grosse.

Accept the Financial Report as presented.

Motion 2nd. Vote: Yes 4 No 0 Motion Passed.

Jim Lewis recommended that the Board authorize the placing of liens on delinquent accounts.

(No delinquent accounts were identified by name or unit number at the open meeting).

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Motion: Karen Park

Authorize the placing of liens on delinquent accounts

Motion 2nd Vote: Yes 4 No 0 Motion Passed.

There was discussion regarding the possibility to increase annual dues by \$ 10. No decision was reached this item was deferred to the next meeting as pending business.

Karen Park recommended that water temperatures for all three pools remain at 85 degrees for the winter months. Jim Grosse pointed out that raising the pool temperatures by 2 degrees last year resulted in an additional \$ 10,000 billed for utilities.

The Board agreed that installing solar heating may be cost effective – Karen Park will Chair a committee to investigate the feasibility of installing solar heating.

Motion: Karen Park

Accept the Auditors Report.

Motion 2nd Vote: Yes 4 No 0 Motion Passed.

Management report: Jennifer Huntsman presented the Management Report.

The Club-house renovations have been completed.

The Board instructed management that repairs on decks must be made as needed for maximum safety. The renovation of the decks is a priority issue which is currently in Committee.

Motion: Mark Miller

Accept the new fine schedule.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

There was discussion with owners regarding the new fine schedule. The Board responded by stating that all legal requirements to increase fines have been followed and that the above is the final step, the new Fine Schedule is now in effect.

Landscape: All landscape issues have been moved to Executive Session.

Architecture: A request to install bathroom windows in unit # 36 has been withdrawn and tabled.

Pools: Karen Park Chair – pool committee.

Pool rules need to be re-drafted. An “unfinished business” list is needed for all pool issues.

It was reported that gardeners have been seen smoking in the gym. Jennifer will send a letter to PWII to remind gardeners that smoking is not allowed inside the gym.

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Motion: Karen Park

Place “no smoking” signs, that include e-cigarettes by all pools, and in the gym.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

Bids for no smoking signs must be submitted to Karen Park who is authorized to order, and have installed, new no smoking signs.

Gym: Karen Park reported that the sauna in the men’s sauna is not working.

The Board would prefer bids from local vendors – if available, to repair or replace equipment. Jim Lewis stated that there are few, if any, vendors in Palm Springs who work on saunas but will investigate further.

Club House: Karen Park recommended that the chandeliers in the club-house be replaced with ceiling fans. The cost for doing so will be around \$ 1,700 .

Motion: Jim Grosse

Replace the existing club-house chandeliers with ceiling fans.

Motion 2nd Vote: Yes 2 No 2 Motion failed.

Motion: Karen Park

Change locks per the Valley Lock and Safe \$ 1,717.12 proposal and turn the vacant room next to the fitness-room into a library room.

Motion 2nd Vote Yes 4 No 0 Motion passed.

Decks: Bill Ehrlich reported that there has been a Deck Committee meeting with engineers to review drawings for replacing the entire existing structures and that additional funds to obtain bids for the above are needed. Mark Miller pointed out that the Committee has also decided to investigate if the existing structures must be replaced in total, or if installing new deck floors only is feasible, rather than demolish and replace the entire deck structures. To determine if leaving the existing structure and replacing floors only is a viable alternative to demolishing the entire structure, an inspection for possible termite or dry-rot infestations of the existing structures must be made.

Motion: Karen Park

Obtain an evaluation for termite and dry-rot of the existing structure by a licensed inspector.

Motion 2nd Vote: Yes 4 No 0 Motion passed.

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Correspondence: A letter regarding an unauthorized party held by renters was reviewed. Although renters had failed to obtain permission no damages were reported.

Motion: Mark Miller

Cancel the demand for the \$250 cleaning fee deposit for the unauthorized party.

Motion 2nd Vote: Yes 4 No 0 Motion passed

Unfinished business:

New signage for the swimming pools.

Increasing annual dues by \$10.

A complete list of all unfinished business issues pertaining to swimming pools.

Bids for replacing the sauna system in the men's sauna.

Inspection report to determine if decks have termite and dry-rot infestation.

Next Board meeting: The next Board meeting is Nov. 21, 2014, 8 a.m. C.C.C.E. Clubhouse.

Adjourned: The meeting was adjourned at 9:12 a.m. by Jim Grosse.

Submitted:

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