

Canyon Country Club Estados  
BOARD OF DIRECTORS MEETING MINUTES  
October 25, 2013 – 8:00 a.m. Clubhouse

FINAL

To Order: 8:00 a.m. by Jim Grosse – Board President  
Board members present: Karen Park, Bill Ehrlich, Jim Grosse, Mark Miller  
Board member absent: Charles House  
Management: Jennifer Huntsman, Jim Lewis – Desert Management  
Owners present: per sign-in sheet

Open Forum; Owner wanted to know to whom they should report broken lights – Jennifer Huntsman.

An owner reported that there is an ant infestation inside several units, a request was made to have building exteriors treated for ants.

Bushes on the exterior wall of unit # 74 need to be trimmed. Jennifer will contact Arizun Landscaping, to have that done.

The exteriors numbers marking bldg.. 310 and 340 need to be replaced.

Question as to when the complex signage will be improved – bids still out. A request that No-Smoking signs be purchased from a hardware store and installed by the swimming pools.

A request that the gardener posts a schedule and reduce the noise from leaf blowers.

Complaint that leaf blowers cause too much dust in common areas – Arizun's promise to only blow at low speeds has not been kept.

Board; Jim Grosse stated to Jennifer that the walk-way to the east of the east pool has collapsed and needs to be repaired a.s.a.p.  
The up-light by one tree, south side of 451 bldg., should be replaced.

Minutes: Minutes for the September 27, 2013 Board Meeting were approved with one change - identify unit # 32 under "maintenance"

Financials; Entries were placed in the wrong columns and should be corrected;

MOTION: Bill Ehrlich  
Approve the financials.  
Motion second: Vote – yes 4, no 0, Motion Passed.

MOTION; Bill Ehrlich  
Acct. # 0021 Authorize a notice of default  
Motion second: Vote – yes 4, no 0, Motion Passed.

There was discussion regarding one unit that is in default with an uncollectible debt.

Canyon Country Club Estados  
BOARD OF DIRECTORS MEETING MINUTES  
October 25, 2013 - 8:00 a.m. Clubhouse

FINAL

PAGE -2-

**MOTION:** Bill Ehrlich  
Approve the \$ 1,900.—fee from Joel Glassman, C.P.A.  
Motion 2<sup>nd</sup> Vote - yes, 4 No, 0 Motion Passed.

**Management Report:** Jennifer Huntsman presented the management report  
Landscaping: Irrigation and Fichus trees  
Pools: All pools are now heated  
Decks: A special report was included in the Board package.  
Miscellaneous: DCH Electric has completed assigned tasks.  
Jim Grosse stated that the report is not specific and that DCH Electric has not completed all electrical repairs.

**Business at Hand:** Deck report: There is missing information and the report is incomplete. Desert Management was asked to obtain 3 bids to replace all deck surfaces - the Board will consider materials other than the existing wooden boards.

**Committee:** A proposal was made for a committee to deal with replacing the existing common area decks.  
Bill Ehrlich volunteered to Chair the above committee - two owners have also volunteered to serve on the Deck Committee.

**MOTION:** Jim Grosse  
Appoint Bill Ehrlich committee Chair for the Deck Committee.  
Motion 2<sup>nd</sup> Vote - yes, 4 No, 0 Motion Passed.

**Maintenance:** Management was asked to obtain another bid to repair the concrete for the carport to bldg. 2170.  
No action was taken regarding the club house air conditioner proposals.  
The issue of windows for the fitness rooms will be added to the Club House Committee's tasks.

**MOTION:** There is dissatisfaction with the complex landscaping.  
Karen Park  
Replace unit # 97 windows and the sliding patio door per Association Specifications.  
Motion 2<sup>nd</sup> Vote - yes, 4 No, 0 Motion Passed

**Swimming Pools:** Pools are heated Oct. 1 - May 1.  
Discussion regarding pool pumps  
Discussion regarding pool maintenance - disappointment that loose tiles in the west pool were not repaired when the pool was drained.

**Land Lease:** Bill Ehrlich reported that 9 owners have not renewed their land-lease.

2

Canyon Country Club Estados  
BOARD OF DIRECTORS MEETING MINUTES  
October 25, 2013 – 8:00 a.m. Clubhouse

FINAL

PAGE - 3 -

Correspondence: Correspondence from one owner regarding common-area trees was discussed.

Common areas: There was discussion regarding compliance with rules for common areas.

Sewer blockage: Fichus tree roots blocking the sewer line to unit 32 continue to be a problem that has not been resolved. The owner of unit 32 has had out-of-pocket expenses that were paid on behalf of C.C.C.E. to resolve the ongoing problem. Arizun will be instructed to remove the fichus trees that are causing the root infestation that is blocking the sewer line leading to unit # 32.

MOTION: Jim Grosse  
Reimburse the owner of unit # 32 for expenses caused by association trees invading the sewer line leading to unit # 32.  
Motion 2nd Vote: Yes,3 Abstain, (Karen Park) Motion Passed.

MOTION: Mark Miller  
Approve a \$550.-- bid by DCH electric to repair the Club House hanging chandeliers.  
Motion 2nd Vote: Yes,4 No, 0 Motion Passed.

Board meetings: The next Board of Directors meeting is:  
Friday, November 22, 2013 - 8:00 a.m. C.C.C.E. clubhouse.

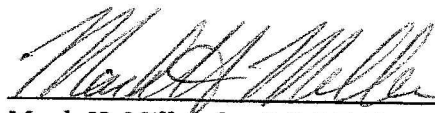
The December 2013 Board meeting date was changed from Dec. 27, to December 20, 2013 - 8 a.m. C.C.C.E. clubhouse.

All owners are invited to attend Board Meetings.

Adjourned: The Board adjourned to Executive Session in order to discuss contract issues and an insurance claim.

Adjourned: Adjourned at 9:30 a.m. by Jim Grosse

Submitted:



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