

**CANYON COUNTRY CLUB ESTADOS HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
MARCH 17, 2012**

DRAFT

Call to Order

The meeting was called to order at 2:00 p.m. in the Clubhouse.

Quorum

A quorum was established with 46 ballots returned.

Minutes

Milt Johnson made a motion to approve the March 19, 2011 Annual minutes, second by Gerry Donnelly. All in favor motion carried.

Year end Financials

Charles House reported on the December 2011 year end financials and read from the balance sheet and income/expense statement. Charles explained that per the Reserve Study, the HOA is 49.5% funded, which is up 10% from last year.

IRS Resolution

Jim Lewis read the ruling verbatim and explained that, with the approval of this resolution, any excess funds from December 2012 and prior years roll over for future expenditures Charles House made a motion to accept, second by Milt Johnson. All in favor, motion carried.

Election of Directors

This year 2 positions are expiring and there are 2 candidates running.

Presidents Report

Jim Grosse thanked the owners for trusting him and the Board with decisions and financial situations for the HOA. He explained the difficulty in getting volunteers for the Board. Jim G. stated that Charles has a very important position as Treasurer and he does a great job. Charles has been monitoring the water bill which has increased tremendously. Bill brings a lot to the Board and has recently been involved with the lease committee. David is a real estate broker and Jim G. stated he appreciates his willingness to serve on the board. Larry Fine created a website and post cards for the Association. Jim G. stated that Desert Management has a website that can be used to report maintenance issues and it works very well. Leonard and Nancy have helped out a lot with the landscape committee and they contact Management with any issues. Pat Johnson held a potluck party and there was a good turnout. Jim G. stated the agendas are sent out to notify owners. He said owners can contact him by phone or email and he will always respond. The barbeques were cleaned and the railings will be redone soon. Repairs will be made from the recent wind storm and the roofs were redone last year. A keyless entry system was installed in the clubhouse and fitness center. Sammy Beltran from Arizun Landscape has been working closely with Nancy on the xeriscape and we conduct a walk thru of the

property once a month. Sammy is very cooperative and willing to please. The xeriscape is an ongoing project and Nancy will work with Sammy on the next courtyard. The decking will be a future project. Jim G. explained that the HOA's insurance agent advised that the equipment which has been donated by residents for the fitness room can become a liability and anything left has to be accounted for and accepted by the Board. The pool heating schedule is discussed every year and Jim G. stated all pools should be heated equally. Jim G. stated he has been on the Board for 4 years and if re-elected, will serve another 2 year term. He would like to see new members willing to serve on the Board.

Open

Gerry Donnelly thanked the Board for getting the barbeques cleaned and stated the new gardeners are great. She also said there are units with a lot of items on the patio and asked what can be done. Pat Johnson stated someone has a bed on their deck. Larry Fine spoke about bikes and shopping carts in the laundry rooms. One owner present asked when the unclaimed bikes in the laundry rooms are going to be donated. Judy Fabris asked about putting a keyless entry system on her front door. Carol Glow asked about the keyless entry system on the clubhouse. Discussion also took place about painting of the exterior of the buildings.

Election Results

Jim Grosse and Charles House are re-elected for a 2 year term.

Adjournment

There being no further business, the meeting was adjourned at 2:45 p.m.

ATTEST: _____