

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
At the clubhouse
January 23, 2015**

Directors Present: Jim Grosse, President; Karen Park, Vice President; Bill Ehrlich, Treasurer; Mark Miller, Secretary; Margie Bunten, Director

Others Present: Jim Lewis and Jennifer Huntsman of Desert Management. Elvis Aranda of Grand Mark Landscape and Peter Dunbar of Sun Up Solar.

Homeowners Present: As per Sign-in Sheet.

OPEN FORUM: Vera stated that the fichus trees in her courtyard are overgrown and block her kitchen window. Chris stated that he is present in regard to his front door and handed his report for the Board's review. The Board thanked Chris and stated that he will get a response letter within 10 days. Nancy stated that both spa lights are out and asked why leaves are falling off some trees.

GRAND MARK LANDSCAPE: Elvis was present and stated that he has been here 3 weeks and has had the guys start at one end of the complex and is working their way toward the other end with evaluating and trimming. He stated that some areas have been updated from sprinklers to drip system and they will continue to monitor the watering and change as needed. He stated that the first goal is to assure that water is not hitting the buildings. He said the pruning of the trees will start soon to try and get the trees healthy again. There are a few trees that will be removed. Elvis told all present to start picking fruit now before pruning begins. The Board thanked Elvis for attending.

SUN UP SOLAR: Peter was present and stated that he did an evaluation of the complex. He stated that the rebate used to be 100% but is now has changed to about 30%. He explained the system and stated that it has a nocturnal setting so in the summer months the pool can be cooled. The Board thanked him and no action was taken at this time.

MINUTES: Margie made a motion to approve the December 19, 2014 meeting minutes as corrected, seconded by Mark. Motion carried.

FINANCIALS: Bill reported on the December 2014 financials and read the balance sheet and income and expense statement. Karen made the motion to approve the December 2014 financials as presented, seconded by Mark. Motion carried.

DELINQUENCIES: No action needed at this meeting.

MANAGEMENT REPORT: Reviewed. Mark made the motion to have unit 8 patio trees trimmed and bill their account, seconded by Margie. Motion carried.

VIOLATION REPORT: Reviewed. No action needed.

CHANDELIERS/CEILING FANS: Margie stated that she would like to go with ceiling fans in the clubhouse. Bill and Mark stated that they like the chandeliers. Karen made the motion to approve the bid from Desert General Services at a cost of \$1719.08, seconded by Margie. Motion carried. Bill and Mark voted no.

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WINDOW CLEANING: The Board reviewed the bids to have the clubhouse, fitness and the two side room windows cleaned. Mark made the motion to approve Sun State Window Cleaning at a cost of \$200.00, seconded by Karen. Motion carried.

PATIO FURNITURE ESTIMATE: The Board agreed to purchase 2 new chairs from Patio Furniture Doctors.

SAUNAS: Jim G stated that he spoke to a company in Louisiana and the cost for a new unit is approximately \$1200.00. He tried to purchase over the phone with a credit card but they would not allow that. They stated that they would need a check sent before shipping the unit. Jim G stated that he was not comfortable with that. Management to look for other companies.

POOL SIGNS: Jim made the motion to allow Mark and Margie to review and approve the pool rule signs, seconded by Karen. Motion carried.

TENNIS COURT SIGNS: The Board reviewed the draft sign and Margie made the motion to add "No Pets", seconded by Mark. Motion carried.

RULES & REGULATIONS: Tabled.

LANDSCAPE: Nothing to report at this time.

ARCHITECTURAL: Jim G. made the motion to approve unit 78 request to install new windows, seconded by Karen. Motion carried.

POOLS: Nothing to report at this time.

SECURITY: Nothing to report at this time.

CLUBHOUSE: Nothing to report at this time.

DECKS: Bill stated that another termite inspection was done but the estimate in the Board packet is only for building 2170. Bill stated that a structural engineer needs to come out to inspect the decks. Mark made the motion to have the engineer come out and inspect, seconded by Bill. Motion carried.

CORRESPONDENCE: Reviewed.

NEXT MEETING: Annual Meeting March 21, 2015 at 2:00 P.M. at the Clubhouse

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 9:35 A.M.

ATTEST: 