

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Desert Management
OCTOBER 28, 2011**

Directors Present: Jim Grosse, President; Charles House, Treasurer; Bill Ehrlich, Secretary; David Pingree, Director

Others Present: Jim Lewis and Jennifer Huntsman of Desert Management

Homeowners Present: As per Sign-in Sheet.

OPEN FORUM: The owner of unit #76 stated she will help Nancy on the Landscape Committee and she does not want the Birds of Paradise or other greenery removed. She said the landscapers leave weeds in the planter areas and asked if the hedges can be trimmed evenly throughout the complex. Nancy stated the water pressure is low in laundry room #3 and expressed her concern that there are rats and ants all around the complex, the fruit trees are diseased and many of the lights are out. Aplin asked about a sink in the laundry room and the lights under the clubhouse. Larry Fine asked about the new member of the Board and David Pingree introduced himself. Judy stated she saw a coyote.

MINUTES: Charles made a motion to approve the September 23, 2011 meeting minutes, second by Bill. All in favor, motion carried.

FINANCIALS: The Board reviewed the September 2011 financials. Charles reported on the September 2011 financials and read from the balance sheet and income and expense statement. Charles stated the HOA is doing well financially. Charles requested Management to get a report from Desert Water Agency on the water usage from last year to current. Charles made a motion to accept the September 2011 financials as presented seconded by Bill. All in favor, motion carried.

DELINQUENCIES: Reviewed. Charles made a motion to approve a lien to be placed on account 49-00015 and a Notice of Default to be filed on account 49-00021, second by Bill. All in favor, motion carried.

DRAFT BUDGET: Charles stated he made some changes to the draft but the dues will still remain the same. He recommended increasing the landscape, utilities and plumbing budget line items. Charles made a motion to approve the budget incorporating his changes, second by Bill. All in favor, motion carried.

MANAGEMENT REPORT: Was reviewed.

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KEYLESS ENTRY SYSTEM: Discussion took place about an installation date for the system. Management will send a letter to the owners advising that the new system will be installed on December 1st. The Board will meet and discuss in Executive Session the deposit fee for the card.

TENNIS COURT SCREEN: The tennis court screen is missing from the east court. Management will get a bid to replace.

BIKE DISCUSSION: Jim G. explained that there are many bikes in the laundry rooms and some of them appear to have been abandoned. The Board instructed Management to send a letter to the owners advising them that if they have a bike in the laundry room(s), they need to identify the bike or it will be donated.

FITNESS TABLE/CHAIRS: Jim G. stated the Board agreed to get some tables and chairs for the fitness center. Management will contact Kim Luyties and ask her to check on donated equipment and tables and chairs.

LANDSCAPE: Jim G. complimented Nancy and stated we had a Landscape Committee meeting. Nancy met with Sammy on Tuesday and we are going to convert small areas similar to spas 1 and 2. Nancy would like to take the plan and put it on the website and ask for input. The Landscape Committee is going to meet again to discuss xeriscaping the 351 building with a potential start date of January. Nancy made picture charts to provide ideas of the first building at 451. Nancy said her email is on the website and asked for comments and if anyone would like to join her working on the Landscape Committee. She also asked if anyone would like to work with her and Sammy on getting xeriscape ideas.

ARIZUN BIDS: The Board reviewed the bid from Sammy to trim the Silver Oak and Bottlebrush. This topic is tabled and the Board would like Sammy present the next time this is discussed.

ARCHITECTURAL: Nothing to report. Jim G. would like to establish a committee to discuss fixing up the clubhouse. The Board asked Management to get bids to repair the wood rot around the exterior of the clubhouse.

POOLS: The Board reviewed a bid to purchase 9 chairs for the tables in the pool areas. It was also discussed that Sammy needs to rinse off the tables and chairs and put a liner in the trash can in the west pool area. Charles made a motion to approve the bid from Patio Furniture Doctors in the amount of \$1503.98, second by Bill. All in favor, motion carried. The Board also reviewed a couple of bids for the replacement of the handrails at the south pool. Bill made a motion to approve the Bid from Don McIntyre at a cost of \$550.00, second by Charles. All in favor, motion carried.

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SECURITY: No report.

LEASE UPDATE: No report. Bill said he spoke to Bob Fey and we're pretty much back where we started and Bob will submit another offer to Freeman.

CORRESPONDENCE: Reviewed.

NEXT MEETING: November 18, 2011 at 8:00 A.M.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 9:25 A.M.

ATTEST: _____

