

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Clubhouse
January 25, 2013**

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

Others Present: Jim Lewis and Jennifer Huntsman of Desert Management

Homeowners Present: As per Sign-in Sheet.

OPEN FORUM: Pat Johnson stated that unit 87 trees in the patio area need to be trimmed. Nancy Heck stated that unit 68 has 3 huge fruit trees that need to be trimmed. Leonard Peterson stated that someone tried to break into the fitness room door and it is in need of repair. An owner commented on all the satellite dishes that are visible from the common areas. Kent Pollock asked about getting free weights for the fitness room.

MINUTES: Dave made a motion to approve the December 28, 2012 meeting minutes, seconded by Charles. Motion carried. Karen abstained.

FINANCIALS: Charles reported on the December 2012 financials and read from the balance sheet and the income and expense statement. Charles made the motion to approve the December 2012 financials, seconded by Bill. Motion carried.

DELINQUENCIES: Charles made the motion to authorize a lien to be placed on account 49-00021, seconded by Bill. Motion carried.

MANAGEMENT REPORT: Reviewed. Jim G stated that the sidewalk replacement in the 351 building needs to be re-done.

DECK DISCUSSION: Jim G stated that we have bids from CPM and One West to replace the decks with redwood and a material cost from Home Depot to replace the decks with trex material. Charles stated that he spoke to Builders Supply and got 3 numbers of trex installers. He will be setting up a meeting to get bids. Charles made the motion to table this topic until the bids are received, seconded by Karen. Motion carried.

ELECTRICAL DOORS: Jim G stated that we have a bid from Rick a Do but the bid does not specify what material he will be using and if he is going to repair or replace. Tabled.

TRASH BIN POLICY: Jim G stated that he wrote up a policy because we currently do not have one in place and construction workers are using the HOA dumpsters to dump construction materials.

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ROOF TOP ACCESS: Jim G wants to have a policy that the water heaters and the a/c units be labeled with the unit number. Charles made a motion to approve the roof and Trash policy, seconded by Bill. Motion carried.

LANDSCAPE: Nancy asked if she should meet with Sammy to get a bid on the desert scape for the 351 courtyard. Jim G asked if we have ideas on what type of trees to be planted by the south pool yet. Nancy stated that Sammy is going to be getting her some names of trees. Jim G stated that we have a bid from Sammy for \$335.00 to add plants around the spa 1 equipment. No action was taken on this bid at this time. Nancy and Charles agreed to meet with Sammy to discuss trees. The Board reviewed the bid from Sammy to trim the silk oak trees. Charles made the motion to approve the silk oak tree trimming based on the contract, seconded by Bill. Motion carried.

ARCHITECTURAL: Nothing to report at this time.

POOLS: Nothing to report at this time.

SECURITY: Nothing to report at this time.

LEASE UPDATE: Bill stated that a lot has been accomplished but until everything is signed we cannot move forward. The lease was sent to Sacramento for review and approval. He stated that the CC&R's need to be amended and that mailing will be going out soon for vote by the owners.

CORRESPONDENCE: Reviewed.

NEXT MEETING: February 22, 2013 at 8:00 A.M. at the Clubhouse.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 8:45 A.M.

ATTEST: _____

