

**CANYON COUNTRY CLUB ESTADOS, BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 21, 2014 – 8:00 A.M. – ASSOCIATION CLUBHOUSE**

Board members present: Jim Grosse, Margie Buntten, Bill Ehrlich, Mark Miller.
Board member absent: Karen Park.
Management: Jim Lewis, Jennifer Huntsman – Desert Management
Owner present: per sign-in sheet
To order: By Jim Grosse, at 8:00 a.m.
Minutes: Minutes for the October 24, 2014 Board meeting were approved.

Open Forum:

Trees along Palo Fierro need trimming and lean over the roof of one building.

Building # 2255 has standing water on both sides of the stairway, Jennifer will investigate.

Owners expressed that the planting of the winter flowers is unacceptable.

A pine tree by unit # 73 has branches on the building roof. Jennifer will inform the landscaping co.

A bird feeder by one unit is creating a problem – bird feeders are prohibited per the CC&R regulations.

Jennifer will send the owners a letter asking them to remove the bird feeder.

The timers for the Club House lights need to be checked and possibly adjusted.

Sprinkler near building # 2190 continue to hit windows despite repeated complaints.

There is evidence of active termites in the post on one patio. Jennifer will inform Rudy's pest control and ask for an inspection of the post.

Financials: Bill Ehrlich gave the financial report. There are no major issues.

Motion: Bill Ehrlich; Approve the budget.

Motion 2nd **Vote:** yes 4 no 0 **Motion passed.**

Two notices of default were submitted by management – identified by case number only.

Motion: Jim Grosse; Send notices of default to two accounts

Motion 2nd **Vote:** yes 4 no 0 **Motion passed.**

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**Resolution of Board of Directors of
CANYON COUNTRY CLUB ESTADOS ASSOCIATION
a California Non-profit Mutual Benefit Corporation ("Association")**

Re: Board Resolution to Address Partial Payments Made Without a Payment Plan in the Association's Collection Policy.

WHEREAS, the Board of Directors wishes to amend the Association's Collection Policy to address the recent appellate case of *Huntington Continental Townhouse Association, Inc. v. Joseph Miner* related to the requirement that Association's accept partial payments; and

WHEREAS, *Civil Code* Section 4355 provides that any proposed amendment which is an "issuance of a document that merely repeats existing law or the governing documents" is not subject to the rule change procedure set forth in *Civil Code* Section 4360.

NOW, THEREFORE, the Association's Collection Policy is hereby amended to add new Paragraph 17 to address further partial payments by Owners as enumerated in the text attached hereto as Exhibit A and made a part hereof by this reference.

BE IT FURTHER RESOLVED, that the Board of Directors directs Association's Management staff to disseminate a copy of this Resolution to all members (via General Notice, if applicable) within 15 days of adoption.

CERTIFICATE OF SECRETARY

I certify that I am the duly qualified and acting secretary of CANYON COUNTRY CLUB ESTADOS Association, a California nonprofit mutual benefit corporation. The foregoing is a true and correct copy of the Resolution duly adopted by the Board of Directors of the corporation at a meeting held on NOV. 21, 2014, and entered in the minutes of such meeting in the Minute Book of the corporation. The Resolution is in conformity with the Articles of Incorporation and the Bylaws of the corporation and has never been modified or appealed and is, as of now, in full force and effect.

DATE: 11.21.2014

CANYON COUNTRY CLUB ESTADOS Association
A California Nonprofit Mutual Benefit Corporation

By: Marta Melle
Secretary

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Budget: A draft for the 2015 budget was submitted and reviewed. A \$10 increase in monthly dues was recommended by management. Jim Grosse recommended a look at long term projects before deciding on a budget increase. One owner suggested that the Board send a letter of explanation to owners regarding the budget increase. Jim Lewis recommended that the budget be increased by \$10 per month.

Motion: Mark Miller: Increase dues by \$ 10. For 2015

Motion 2nd Vote: yes 4 no 0 Motion passed.

Per Jim Lewis collection policy must be updated. One item in the collection policy is mandated by Court order.

Motion: Jim Grosse: Approve the recommended changes to the collection policy and those mandated by Court order.

Motion 2nd Vote: yes 4 no 0 Motion passed.

Management report: Jennifer Huntsman presented the management report – there were no major items.

Mark Miller presented Jennifer a list of items in the complex that should be corrected.

Items raised by the landscaper were deferred to Executive Session.

The issue of installing solar panels on the Club House roof has been tabled since the Committee Chair is not present.

Discussion took place regarding the exact wording on signage proposed for the pools and tennis courts.

No smoking will state "including e-cigarettes" No smoking signs for the tennis courts are considered unnecessary.

Motion: Jim Grosse: Approve the bid for the new signs.

Motion 2nd Vote: yes 4 no 0 Motion passed.

A bid from Pool Care Solutions to install covers over emergency shut-off switches was denied.

The Board is waiting for bids and proposals regarding the sauna's.

Bill Ehrlich submitted a report regarding an inspection by Rudy's Pest Control for the decks.

Adjourned to Executive Session: by Jim Grosse at 9:10 a.m.

Submitted:



Mark H. Miller – Secretary