

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Clubhouse
DECEMBER 16, 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: Milt Johnson said "thank you" for getting the lights fixed. Dottie Dam said the gardeners are doing great and the noise from their equipment has been reduced. Singrid Schuman said there was a nude gentleman by the trash can. Pat Johnson said there is a light out at the end of the mailbox area at building 351.

MINUTES: Charles made a motion to approve the November 18, 2011 meeting minutes, second by David. All in favor, motion carried.

FINANCIALS: Charles reported on the November 2011 financials and read from the balance sheet and income and expense statement. Charles stated there are some bad debts that need to be written off. The utility expenses are up from last year, most of which is water. Charles made a motion to accept the November 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, second by Bill. All in favor, motion carried. Charles made a motion to write off 2 delinquent accounts, second by Bill. All in favor, motion carried.

AUDIT: Charles made a motion to approve the proposal from Joel Glassman in the amount of \$1900.00 to prepare the audit, second by Bill. All in favor, motion carried.

MANAGEMENT REPORT: Was reviewed.

WOOD REPLACEMENT: The Board reviewed bids from 3 contractors. Charles made a motion to approve the bid from CPM Construction with a permit, second by David. All in favor, motion carried.

TENNIS COURT SCREEN BID: The Board reviewed bids from Taylor Tennis and PSTC. Bill made a motion to approve the bid from PSTC in the amount of \$695.00, second by David. All in favor, motion carried.

FENCE BIDS: Tabled.

**Canyon Country Club Estados HOA
Regular Meeting Minutes of 12-16-11
Page Two**

BBQ BIDS: Tabled.

LANDSCAPE: The xeriscape by the Clubhouse spa is complete. Arizun Landscape submitted a bid to convert the area around the tennis court to xeriscape. This topic is tabled.

ARCHITECTURAL: Nothing to report.

POOLS: The Board reviewed a bid from Pool Care Solutions to service the filters at a cost of \$607.81. Charles made a motion to get a bid from Leak Detectors before taking further action, second by David. All in favor, motion carried.

SECURITY: Jennifer reported to the Board that she received a report from an owner that there was a robbery at the 310 building.

LEASE UPDATE: Bill said the committee met with Bob Fey and he is working on getting the lease extended to 2065. Gerry sent a letter announcing her resignation from the Lease Committee.

CORRESPONDENCE: Reviewed.

NEXT MEETING: January 27, 2012 at 8:00 A.M.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 8:35 A.M.

ATTEST: _____

