

**CANYON COUNTRY CLUB ESTADOS  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Clubhouse  
MARCH 17, 2012**

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

**Others Present:** Jennifer Huntsman of Desert Management, Sammy Beltran of Arizun Landscape and Dennis Slater of Pool Care Solutions.

**Homeowners Present:** As per Sign-in Sheet.

**OPEN FORUM:** Larry Fine stated the courtyard planters at the 2170 and 2180 buildings are empty in some areas and asked if anything will be added to those areas. Jim G explained that we have bids to rejuvenate the existing in the courtyards of 2170, 2180, and 2190. Pat Johnson stated that the area to the left of her front door is still dry. Milton Johnson stated that the hedge by unit 113 may be diseased. Dennis of Pool Care Solutions explained that he repairs things as they break, but the county wrote up a report on chipping plaster at the east pool. Dennis will be preparing a bid for a new auto valve. One owner present suggested that light be added by the mailbox. Discussion also took place about delinquencies and an owner stated the utility doors at the bottom of the clubhouse are weathered.

**MINUTES:** Charles made a motion to approve the February 24, 2012 meeting minutes, second by Bill. All in favor, motion carried.

**FINANCIALS:** Charles reported on the February 2012 financials and read from the balance sheet and income and expense statement. Charles stated the water bill went down this month. Some of the recent expenditures on this report consist of painting of the barbeques, replacing the clubhouse windows and replacing a backflow assembly device. Charles made a motion to accept the February 2012 financials as presented, second by Bill. All in favor, motion carried.

**DELINQUENCIES:** Reviewed. Charles made a motion to approve authorization to lien on account 49-00053, second by Bill. All in favor, motion carried.

**MANAGEMENT REPORT:** No report.

**LAUNDRY CARTS:** Jim G. stated that there are a lot of shopping carts on the property that do not belong to the HOA and he would like to purchase some laundry carts for the rooms. Jim G. explained that they are approximately \$150.00 each. Bill stated he does not feel the HOA should purchase the carts and David agreed. The Board instructed Management to prepare a letter to post in the laundry rooms advising that shopping carts are not permitted.

**FLOWER BEDS:** Perennials will be planted in the planter areas throughout the complex.

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**PATIO WALL AT 310 SAN JOSE:** Perennials, grass, or a vine will be added.

**TRASH ENCLOSURE:** It was explained that caps are missing on the top of the trash wall enclosure. Management will get bids to repair.

**AMERICAN LEAK DETECTION:** Charles explained that we met with American Leak Detection and in order to make a determination as to whether or not there is a leak in the 451 building, the water will need to be turned off to the entire building. Bill made a motion to approve the estimate from American Leak Detection at a cost not to exceed \$1000.00, second by Charles. All in favor, motion carried.

**SIDEWALK REPLACEMENT BIDS:** The board reviewed bids to replace an area of sidewalk at 451 Via Carisma. David made a motion to approve the bid from Arizun in the amount of \$387.00, second by Bill. All in favor, motion carried.

**ELLIPTICAL TRAINER:** Charles made a motion to purchase an elliptical machine for the fitness room at a cost of \$2650.04, second by David. All in favor, motion carried.

**ROOFING BIDS:** The Board review bids from Peak Roofing and BRS Roofing to replace broken tiles due to wind damage. Charles made a motion to approve the bid from Peak Roofing in the amount of \$1740.00, second by David. All in favor, motion carried.

**LANDSCAPE:** Charles made a motion to approve the bid from Arizun to plant new turf grass at 310 San Jose in the amount of \$537.00, second by Bill. All in favor, motion carried. Charles made a motion to approve the bid from Arizun in the amount of \$473.00 to plant flowers in the courtyard areas of buildings 2170-2190, second by Bill. All in favor, motion carried. Nancy and Sammy will work together on a xeriscape design for the courtyard area of 2255.

**ARCHITECTURAL:** Charles made a motion to approve the requests from units 32 & 69 to install new windows per the HOA specifications, second by Bill. All in favor, motion carried.

**POOLS:** No report.

**SECURITY:** No report.

**LEASE UPDATE:** Bob Fey will be in attendance at the annual meeting and will answer homeowners' questions.

**CORRESPONDENCE:** Reviewed.

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

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 9:05 A.M.

**ATTEST:** \_\_\_\_\_