

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Club House
JANUARY 28, 2011**

Directors Present: Jim Grosse, President; Gerry Donnelly, Vice President (via phone); Charles House, Treasurer; Bill Ehrlich, Secretary; Neil Brice, Director

Others Present: Jim Lewis and Jennifer Huntsman of Desert Management

Homeowners Present: As per Sign-in Sheet.

OPEN FORUM: Sammy of Arizun Landscape was present and stated that he is currently working on the irrigation system and timers. Sammy asked the Board for approval to install new timers. The Board asked Sammy to present a proposal of the cost for the new timers. Sammy stated that the sprinklers have been cut back to once a day for 5 minutes. Unit 90 asked that the gardeners not use the blowers around the pool area when there are residents using the pools and thanked Sammy for adjusting the sprinklers so they no longer spray the sidewalks. Unit 26 stated that the gardeners are very loud and asked if they could use the blowers less and sweep certain areas. Sammy stated that he will have the gardeners start after 9:00a.m. Unit 69 asked that the fruit be picked up from the court yard areas. Unit 89 asked when the fire ant treatment would be done. Unit 26 stated that someone is leaving the lights on in the clubhouse after hours. Unit 60 stated that she has seen dogs in the pool area and kids are riding their bikes under the clubhouse and asked that the drain on her roof be repaired. Unit 43 stated that her roof has a low area and that it does not drain well.

MINUTES: Charles made the motion to approve the November 19, 2010 minutes, seconded by Bill. Motion carried.

EXECUTIVE SESSION MINUTES: Charles made the motion to approve the November 19, 2010 executive session minutes, seconded by Bill. Motion carried.

FINANCIALS: Charles reported on the November and December 2010 financials and read the balance sheet and the income and expense statement. Charles made a motion to approve the November and December 2010 financials as presented seconded by Gerry. Motion carried.

DELINQUENCIES: No action needed at this time.

MANAGEMENT REPORT: Was reviewed.

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2170 DECK BIDS: The Board reviewed the bids submitted from CPM Construction, Summit Framing, and Advanced Painting. After discussion, Jim G. made the motion to approve CPM Construction's bid at a cost of \$2375.00, seconded by Gerry. Motion carried.

KEYLESS ENTRY SYSTEM: Jennifer from Desert Management stated that the keyless entry system requires software at a cost of \$90.00. The Board reviewed the bid from Valley Lock and safe to install the system at a cost of \$800.00. Charles made the motion to approve the bid from Valley Lock and Safe and the purchase of the software, seconded by Bill. Motion carried.

LEASE UPDATE: Gerry stated that she received all the documents from Schlect's office and has reviewed them. Gerry stated that she will not be running for another term and will focus on getting the lease finished. Gerry asked the Board to approve her to renegotiate the lease and work with Bob Fey. After discussion, the Board decided to table the approval until the February meeting.

ANNUAL DINNER PARTY: The Board reviewed the request for a \$100.00 budget on the annual dinner party. Jim G. made the motion to approve, seconded by Charles. Motion carried.

INSPECTOR OF ELECTIONS: Charles made the motion to approve Desert Management to be Inspector of Elections, seconded by Bill. Motion carried.

RECYCLE BINS: Jim G stated that the recycles bins have been a success. The Board discussed the possibility of adding more bins.

UTILITY DOORS: The Board asked that Management get 3 bids to repair/replace the doors as needed.

ENERGY AUDIT: Jim G stated that he will email Charles the information and Charles can work with Jennifer from Desert Management.

LANDSCAPE: Jim G. stated that over the years a lot of the landscaping has been neglected and that Sammy of Arizun Landscape is sensitive to the HOA expenditures and water usage. Jim G. stated that Sammy contacts him and management for approval on any items that need to be purchased for repairs.

ARCHITECTURAL: Unit 43 submitted a request to install a satellite dish. Jim G. made the motion to approve the request and to explain to the owner that the dish cannot be visible from the common area and cannot be attached to the roof, seconded by Charles. Motion carried.

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POOLS: Jim G. read an email from an owner regarding pool covers. Jim L explained that the HOA insurance will not allow pool covers.

SOLAR POOL HEATING: Jim G. stated that the solar heating is not cost effective and would like to table this topic until the lease has been completed.

POOL HEATING SCHEDULE: The Board reviewed the 2011/2012 pool heating schedule that was presented from Dottie Dam. After discussion, Charles made the motion to approve the pool heating schedule for one year, seconded by Bill. Motion carried.

SECURITY: Nothing to report.

CORRESPONDENCE: Was reviewed.

NEXT MEETING: Friday, February 25, 2011 at 8:00 A.M.

ADJOURNMENT: With no further business to discuss, the meeting was adjourned at 10:00A.M.

ATTEST: _____

William V. Stultz