

**CANYON COUNTRY CLUB ESTADOS
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Clubhouse
FEBRUARY 24, 2012**

Directors Present: Jim Grosse, President; Charles House, Treasurer; Bill Ehrlich, Secretary

Absent: David Pingree, Director

Others Present: Jennifer Huntsman of Desert Management

Homeowners Present: As per Sign-in Sheet.

OPEN FORUM: Unit 113 thanked the Board for having the tennis courts cleaned and stated that the carports are not being blown out and are dirty and the gardeners leave the fallen leaves on the grass until they mow. Unit 69 asked about putting no smoking signs at the pools. Charles made the motion to add no smoking signs at the pools, seconded by Bill. Motion carried. Unit 90 expressed concern with a renter that has been disruptive and leaving bikes and scooters on the walkways and she feels the owner should be fined. Unit 90 asked if the roofers will be replacing the missing tiles. Unit 74 stated that 3 cars were recently broken into. Unit 32 stated that she would like to get new windows and a front door, and stated that the west pool has a broken table top.

MINUTES: Charles made a motion to approve the January 27, 2012 regular session meeting minutes as corrected, second by Bill. Motion carried.

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

DELINQUENCIES: Reviewed and no action was needed at this time.

MANAGEMENT REPORT: Was reviewed.

CLUBHOUSE: Charles made the motion to approve the request for the HOA potluck for \$100.00, seconded by Bill. Motion carried.

AMERICAN LEAK DETECTION: Charles stated that he met with Andy from American Leak Detection and he found an irrigation valve that was broken and requested that a static test be done on all pools and spas to see if they are leaking. Charles stated that he would like to set up a meeting with Desert Water, Pool Company, Landscape Company and American Leak Detection.

ARIZON BIDS: Tabled.

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LANDSCAPE: Nothing to report at this time.

ARCHITECTURAL: Unit 74 is requesting new windows. Charles made the motion to approve, seconded by Bill. Motion carried.

POOLS: Nothing to report at this time.

SECURITY: Nothing to report at this time.

LEASE UPDATE: Bill stated that Bob Fey will be at the annual meeting.

CORRESPONDENCE: Reviewed.

NEXT MEETING: Annual- March 17, 2012 at 2:00 P.M.

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

ATTEST: _____

