

CANYON COUNTRY CLUB ESTADOS (INC.)
BOARD OF DIRECTOR MEETING MINUTES - FINAL
MAY 24, 2013 – 8:00 A.M.
DESERT MANAGEMENT OFFICES

Directors present; Jim Grosse – President, Mark Miller – Member
Karen Park – Secretary
Via conference call speaker telephone;
Charles House – Treasurer, Bill Ehrlich – Vice Pres.

Management present: Jim Lewis, Jennifer Huntsman – Desert Management

Others present: Rita Pescador – State Farm Insurance Co.

Owners present: per sign-in sheet

To order: meeting called to order at 8:00 a.m. by Jim Grosse.

Open Forum:

Owners reported;

Missing hibiscus plants and problems with other hibiscus plants by building 351.
Some plants are not properly watered and adjustments to the sprinklers should be made.

Report that the decks on building 2170 need work.

Stated dissatisfaction and problems with the complex paint job that may not have been corrected to date.

Landscape issues brought to the attention of Sammy Beltran, Arizun Landscaping , have not been corrected and that pot-holes in lawn areas have not been filled as Sammy promised would be done.

Reported that water is still hitting a units windows causing alkaline damage.

Board Items:

Mark Miller reported that, per Davis Sterling guidelines, owners should not be identified by name in Board Meeting Minutes. Board members should be identified by their full names. Motions should be reported verbatim and that the topic for Executive Session must be reported in the Minutes. Based on the foregoing, the Board did not approve the draft for the April 26 Board meeting Minutes.

Karen Park – Secretary, appointed Mark Miller to write future Minutes with Jennifer Huntsman.

Charles House reported on C.C.C.E. financials. Maintenance expenses are under budget.

MOTION by Charles House;

MOVE THAT THE FINANCIAL STATEMENTS BE RECEIVED

Motion 2nd Vote: Yes 5 No 0

Motion passed.

Management report; The Management Report was reviewed and accepted.

Telephone contact with Bill Ehrlich was lost - for the following motions, his votes are recorded as "absent".

Maintenance:

Discussion regarding roof damage from a previous wind storm.

MOTION by Karen Park
APPROVE ROOF TILE REPAIRS CAUSED BY PREVIOUS WIND STORMS
Motion 2nd. Vote; Yes 4 No 0 absent 1 Motion passed.

MOTION by Karen Park
APPROVE \$ 450.—REPAIR WHERE A WATER PIPE PENETRATED A WALL
Motion 2nd Vote; Yes 4 No 0 absent 1 Motion passed.

Board items:

Issues regarding renters leasing policy will be tabled until the next Board meeting.
Discussion regarding the tennis court wall paint.

MOTION by Karen Park
ACCEPT THE BID FROM MICHAEL HUGHES TO PAINT THE TENNIS COURT
WALL
Motion 2nd Vote; Yes 4 No 0 absent 1 Motion passed.

Motion by Karen Park
APPROVE \$150.—TO PAINT CURBS RED AT THE NORTH PARKING AREA
PENDING A DETAILED REPORT AS TO EXACTLY WHICH CURBS WILL BE
PAINTED.
Motion 2nd Vote Yes 4 No 0 absent 1 Motion passed

Motion by Karen Park
APPROVE THE INSTALLATION FOR A METAL GATE AT ONE PATIO
PROVIDED THAT GATE CONFORMS TO OTHER GATES IN THE COMPLEX.
Motion failed.

The Board has not received the attachment to the email requesting the installation of a patio gate. When the Board receives said attachment it will be able to decide the issue.

Requested adjustments to the pool heating schedule and the potential installation of solar heating panels on top of carports has been tabled until the September Board meeting.

37 units have not replied to the Indian Lease extension discount deadline. Representatives in charge of the lease extension (Fey Canyon Realtors), are encouraged to contact owners and remind owners of lease extension issues – the Board recommends that Fey Canyon Realtors contact owners via registered mail.

Management will check the timing for pool lights and outside lights.

State Farm Insurance Co. agent Rita Pescador answered questions from the Board and owners regarding insurance coverage.

Karen Park requested the next Board meeting be scheduled in August. Owners will be informed once a final date is scheduled.

Adjourned; The meeting was adjourned to executive session at 9:45 a.m. by Jim Grosse to discuss a foreclosure issue.

Attest:

Mark Miller for C.C.C.E. Board of Directors