

***Canyon Country Club Estados Inc. – Board of Directors Meeting Minutes
Friday, January 24, 2014 – 8:00 a.m. – Association Clubhouse***

BOARD MEMBERS PRESENT: Karen Park, Jim Grosse, Charles House, Bill Ehrlich, Mark Miller.

DESERT MANAGEMENT: Jennifer Huntsman, Norma Santerson.

OWNERS PRESENT: Per sign-in sheet.

GUESTS: Chris Cunningham – Palm Springs Disposal Service
Paul Rasmussen, Steve Tamayo - PWLC II, Inc.

TO ORDER: By Jim Grosse at 8:00 a.m.

ITEMS:

Chris Cunningham, Palm Springs Disposal Service, was informed of C.C.C.E. dissatisfaction – specifically that P.S.D.S. has failed to empty all bins as scheduled and as paid for. Chris Cunningham asked that owners take note of the truck number, date and time, when a truck passes a bin and fails to make a pickup.

Paul Rasmussen, PWLC II, reported on the status of landscaping, problem solutions and that he will submit a 12 month plan for the complex. He introduced Steve Tamayo who is field supervisor for PWLC II – CCCE.

Paul responded to an owners question regarding the drought and stated that at this time water reductions are voluntary and not mandatory. That many of the complex sprinkler heads are of the wrong type. He again re-iterated that a detailed report regarding CCCE is in progress.

Paul is aware that in some areas water is still coming on to the tennis courts.

PWLC maintains the pool deck areas.

Jennifer Huntsman will give direction to Rudy Termite Control and PWLC regarding the fire ant treatment.

OPEN FORUM:

Fire Ant infestation continue to be problematic in various areas of the complex – it was explained that the entire complex has been treated in order to get rid of the infestations.

APPROVAL OF MINUTES;

The November 22, 2013 Board Meeting Minutes were (re)approved without any changes. The December 20, 2013 Board Meeting Minutes were approved.

(for November, Karen Park: abstain, for December, Bill Ehrlich: abstain)

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TREASURER REPORT:

Karen Park asked for changes in the way categories are listed and reported so that trends and comparisons can be seen in the financial reports.

MOTION: Charles House.

File a notice of default against account # 49-00120.

Motion 2nd Vote: Yes 5, No 0, Motion passed.

MOTION: Charles House.

Approve the Financial Reports.

Motion 2nd. Vote: Yes 5, No 0, Motion passed.

MANAGEMENT REPORT:

Jennifer Huntsman walked the complex with Mark Miller for the monthly complex walk-through, Paul Rasmussen and Steve Tamayo were also present.

There was discussion regarding the laundry room shut off valves – a plumber is currently working on the problems.

Residents who are violating CCCE rules regarding common area issues will be notified by letter of their violations

2014 BOARD MEETINGS SCHEDULE:

All meetings are at the Association Clubhouse, on the 3rd Friday of the month, at 8:00 a.m. unless otherwise posted.

January 24, February 28

March 15 (Annual Meeting - Saturday)

April 25, May 23

June, July, August, (no meetings scheduled– notice will be given if a summer meeting is scheduled.)

September 26, October 24, November 21, December 19.

In June, July and August the monthly walk-through by Desert Management of the complex, along with a report to the Board, must still take place.

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BUSINESS AT HAND:

MOTION: Charles House.

Approve the bid from Best Price Plumbers per inv. # 1024 (\$350.--)

Motion 2nd. Vote: Yes 5 No 0 Motion passed.

Discussion regarding signs placed on the dumpster gates. The wording “Homeowners Subject To Fine” will be added to the sign.

MOTION: Charles House.

Approve the larger sign from Sign-A-Rama for the dumpster gates.

Motion 2nd. Vote: Yes 5 No 0 Motion passed.

No action was taken on a proposal from DCH Electric and Lighting regarding a monthly service contract and agreement.

The exact wording for a sign warning of the uneven deck surfaces will be confirmed with the insurance carrier by Desert Management.

MOTION: Charles House

Approve the posting of signs warning of uneven deck surfaces.

Motion 2nd. Vote: Yes 5 No 0 Motion passed.

Issues with the club-house air and heating systems were tabled.

MOTION: Charles House

Approve the proposals from PWLC II Inc. Landcare Management as presented.

Motion 2nd. Vote: Yes 5 No 0 Motion passed.

The Clubhouse Committee is working on Clubhouse issues.

The Deck Committee is working on deck issues and is consulting with engineers and construction managers.

Discussion regarding a January 14, 2014 letter from Desert Water regarding a possible leak inside a unit in building 310. In order to resolve this problem entry into private residence may be required.

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OWNER ISSUES:

Discussion regarding the posting of notices. Posting notices on mail boxes is illegal under U.S. postal regulations. Owners who wish to post notices may do so by contacting Jennifer Huntsman at Desert Management – she can post notices inside the glass cases outside the laundry rooms. Notices may be posted on the bulletin boards inside the laundry rooms. Requests can be directed to Larry Fine for posting notices on the community web-site.

TENNIS COURTS:

Karen Park reported issues with Tennis Pro, which is prohibited from giving tennis lesson on CCCE courts for a fee.

Pets are not allowed on the tennis courts at any time. Jennifer Huntsman will investigate violations.

Report regarding a broken chair by the west pool. The chair will be removed.

A homeowner requested information regarding the pending expenses to repair the uneven deck surfaces. The decks will be re-surfaced over a period of 3 years if it is feasible to do so – a final proposal is not yet available.

ADJOURNED: The meeting was adjourned at 9:15 a.m. by Jim Grosse

SUBMITTED:

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