

Canyon Country Club Estados

Board of Directors Meeting Minutes – Fri., June 27, 2014, 8:00 a.m. - Association Club House

Board members present: Jim Grosse, Karen Park, Margie Bunten, Mark Miller.

Board member absent: Bill Ehrlich

Management: Jim Lewis, Jennifer Huntsman – Desert Management

Owners present: Per sign-in sheet

Guest: Paul Lewis – Q B E Specialty Insurance Company

To order: By Jim Grosse, at 8:00 a.m.

Minutes: Minutes for the May 23, 2014 Board meeting were approved.

Paul Lewis: Earthquake insurance issues were discussed. The decision was made to continue with the current earthquake insurance coverage. (Motion follows)

NOTICE TO ALL OWNERS: C.C.C.E. earthquake insurance is for the association owned structures and common areas only. C.C.C.E. does **not** provide for insurance coverage to the interiors and personal properties in residential units and car ports.

In the event of earthquake or flood damage every owner will be assessed equally. It was explained by Paul Lewis that the deductible is per occurrence and not per building.

Open forum: One owner expressed that heating the Jacuzzis not adjacent to pools may be unnecessary since those Jacuzzis don't appear to be used.

Financials: Association financials were reviewed. Pool maintenance is under budget. Mike Hughes has been hired to clean the building roofs. Utilities are \$ 16,000 over budget. (Motion follows)

Default: One unit is in default with their annual assessment obligations. (Motion follows)

Audit: The audit, as submitted was reviewed. (Motion follows)

Management: Jennifer Huntsman reviewed the Management Report and the Landscape Report

The deck to building 2160 has been repaired. Decoy swans have been placed in all swimming pools in the hope that they will prevent the ducks from landing and defecating in the swimming pools. . Palm trees have been trimmed. Summer planting has been completed.

A request was made by a neighboring association to rent the Club House for their meetings. The Board agreed that the small amount of revenue will not offset the risks. (Motion follows)

Karen Park reported on possible renovations and upgrades to the Club House, further estimates and bids have been requested, no action was taken.

Mark Miller was asked to join the Deck Committee, he will contact Bill Ehrlich who is Chairman.

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Motions:

Mark Miller: Continue with current earthquake and flood insurance coverages.

Motion 2nd vote: Yes 4 No 0 Motion passed.

Karen Park: Accept the Financials as presented and reviewed.

Motion 2nd vote: Yes 4 No 0 Motion passed.

Karen Park: File a notice of default against account # 49-00021

Motion 2nd vote: Yes 4 No 0 Motion passed.

Margie Buntten: Approve the 2013 Audit prepared by Joell Glassman C.P.A.

Motion 2nd vote: Yes 4 No 0 Motion passed.

Mark Miller: Decline the request by a neighboring complex to rent the Club House for their meetings.

Motion 2nd vote: Yes 4 No 0 Motion passed.

Adjourned: The meeting was adjourned to Executive Session to discuss:
Contract issues, Legal issues, Disciplinary actions.
At 9:05 a.m. by Jim Grosse.

Submitted:

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