



MINUTES
REGULAR SESSION MEETING
OF
THE BOARD OF DIRECTORS
CANYON LAKE PROPERTY OWNERS ASSOCIATION
TUESDAY, FEBRUARY 1, 2011 – 7:00PM
CLPOA TOWNE CENTER BOARD ROOM

President Newsom called the meeting to order at 7:00 PM. Directors present were Salazar, Chenette, Johnston and Newsom. Director Gordon was absent. Quorum was met. Also present were General Manager David Rudat, Assistant General Manager Jovan Grogan, Interim Controller Reid Griffin, Operations Manager Paul Johnson, Compliance Manager, Kathryn Rich and Corporate Administrator, Susanne Cordeiro. Also present was Corporate Counsel Pete Racobs.

Pledge of Allegiance was led by Director Salazar.

The Board held an Executive Session Board meeting on February 1, 2011 at 2:00 PM at which litigation, member discipline, third party contract formation and personnel matters were discussed. The Board instructed legal counsel on certain litigation and assessment related matters, and received and considered legal advice on litigation and potential litigation issues. The Board considered two assessment delinquency compromise offers, rejected both, and authorized a counter offer.

SPECIAL PRESENTATION AND CEREMONIALS – There were none.

APPROVAL OF MINUTES

- A. *Regular Session – January 11, 2011*
MSC (Chenette / Johnston) Moved that the Board of Directors approve the minutes as submitted. Motion carried unanimously.

OFFICERS REPORTS

- A. PRESIDENT REPORT – Chuck Newsom
- B. VICE PRESIDENT REPORT – David Johnston
- C. SECRETARY REPORT – Paul Chenette
- D. DIRECTOR – Steve Salazar

ELECTED OFFICIALS COMMUNICATION

Barry Talbot – Mayor of Canyon Lake – New Adhoc Committee formed, City Council meeting to be held on Wednesday February 2, 2011.

ORAL COMMUNICATIONS FROM THE MEMBERS –

Sean McDonald – 3718-204 – Spoke regarding the General Managers, Legal Counsel, Sierra POS system.

Larry Neigel – 14973-018 –Complaints that comments made by members are supposedly being removed from and are not included in the DVD’s and meeting minutes, etc.

Jack Wamsley – 3831-040 – Cameras at the gates need to be worked on so footage is more clear for use by the police.

STAFF REPORTS:

GENERAL MANAGER – DAVID RUDAT
ASSISTANT GENERAL MANAGER – JOVAN GROGAN

Inspector(s) of Election - MSC (Salazar / Johnston) Moved that the Board of Directors direct the General Manager to sign an agreement, after review by legal counsel, with the Board’s selection firm Inspectors of Election, LLC, for Inspector of Election services, for the 2011 election, and potentially for future years (2012 and 2013, if advantageous for the POA). Motion carried unanimously.

Larry Neigel – 14973-018 – questions regarding the company selected.

Waiver of Green Fees for charity golf tournament sponsored by Canyon Lake Jr Women’s Club. MSC (Johnston / Chenette) Moved that the Board of Directors approve the Canyon Lake Jr Women’s Club request for waiving or the green fees for their 2nd annual golf tournament on March 19, 2011. Motion carried unanimously.

Chrissy Cissell – Jr Women’s club representative spoke.

2011 Annual Meeting and Election of Directors Calendar - MSC(Johnston / Salazar) Moved that the Board of Directors approve the Annual Meeting and Election of Directors Calendar effective February 1, 2011. Motion carried unanimously.

Continued Bar and Grill services at the Lodge on Saturdays and Sundays for the balance of the current fiscal year. MSC (Chenette / Salazar) Moved that the Board of Directors approve the General Managers to continue the Bar and Grill services

at the Lodge on Saturdays and Sundays for the balance of the current fiscal year, which ends on April 30, 2011. Motion carried unanimously.

Decision not to Direct staff to develop and online survey regarding services at the Lodge
- MSC (Chenette / Salazar) Moved that the Board of Directors reject the proposed for the General Managers to develop an online survey to obtain member feedback and gauge willingness to support full-service restaurant at the Lodge. Motion carried unanimously.

Reinstatement of catering services at the Lodge - **MSC (Chenette / Johnston) Moved that the Board of Directors approve the General Managers to reinstate catering services at the Lodge. Further move the authorization to purchase equipment and supplies to initiate this venture, in an amount not to exceed \$21,500. Funding shall be drawn from the remaining seed money provided to the Bar and Grill pilot program. Motion carried unanimously.**

Larry Neigel – 14973-018 – Questioned the menu

Employee Medical Insurance – Selection of Package – **MSC (Salazar / Chenette) Moved that the Board of Directors approve the General Managers to enter into an agreement with Kaiser Permanente for the Associations Employee Medical Insurance renewal for the year February 1, 2011 to January 31, 2012 in an amount, including employee contributions, not to exceed \$399,116 in total, with an additional amount not to exceed \$209, 408 to the POA. The incremental increase over last years cost is \$61,668, with an amount not to exceed \$32,355 to the POA. It is further moved that the funding shall be drawn from the Operating Account 654-12, and the additional premium, above the amount currently budgeted for the current fiscal year, will be transferred from the Community Facilities Fund in the amount of approximately \$8,500. Further moved that the Senior Manager' s formula changes to a POA contribution of 100% for the employee and 80% for Family or Dependent. Each Senior Manager will now pay \$197 per month towards their family coverage. Motion carried unanimously.**

Sean McDonald – 3718-204 – Questioned the amount.

Larry Neigel – 14973-018 - Spoke regarding the amount being paid.

Independent Accountants Report on Agreed upon Procedures to the Reserve Funds Expenditure Review – **MSC (Salazar / Chenette) Moved that the Board of Directors authorize the receipt and acceptance of the Independent Accountant's Report on Applying Agreed-Upon Procedures (AUP) to the Reserve Fund Expenditure Review, and direct the General Manager to implement internal controls and procedures as identified in the report. Motion carried unanimously.**

OPERATION'S MANAGER – PAUL D. JOHNSON, CMCA, AMS

Committee Appointments – Green Committee. **MSC (Salazar / Chenette) Moved that the Board of Directors appoint members James A. Marshall and Mimi La Rosa to the Green Committee, effective immediately. Motion carried unanimously.**

INTERIM -CHIEF FINANCIAL OFFICER – Reid Griffin

Liens for the Month - **MSC (Chenette / Salazar) Moved that the Board of Directors authorize Corporate Counsel, and/or the appropriate personnel to record the liens against the attached Assessor Parcel Numbers in accordance with Civil Code 1367.1 in order to secure the debt owed to the Association. Motion carried unanimously.**

355-211-007
355-262-014
355-272-030
353-162-024
353-171-006
353-151-005
353-132-016
353-132-033
354-092-027
353-232-010
353-244-012
353-261-011
353-144-006
353-192-017
354-111-006
355-144-007
355-132-017
355-152-001
355-131-019
355-023-013
355-044-003
355-045-003
355-123-016
354-131-007
354-131-014
354-120-014
354-152-003
355-092-055

355-091-009
355-381-008
355-392-028
355-392-031
351-134-007
355-042-015
355-031-022
351-161-009
351-155-015
351-155-012
353-092-022
353-092-013
353-060-014
353-023-006
353-041-044
353-041-056
351-041-015
353-052-048
353-075-015
353-075-010
353-253-041
353-245-007
355-112-010
354-192-016
353-262-012
355-420-022
353-161-016

CLOSING COMMENTS – **There were none.**

ADJOURNMENT – **8:41 PM**

Respectfully Submitted,

Paul Chenette, Secretary