

MINUTES
REGULAR SESSION MEETING
OF
THE BOARD OF DIRECTORS
CANYON LAKE PROPERTY OWNERS ASSOCIATION
TUESDAY, JANUARY 5, 2010 – 7:00PM
CLPOA TOWNE CENTER BOARD ROOM

President/CEO Bonner called the meeting to order at 7:00 PM. Directors present were Directors Salazar, Johnston, Kestell, Gordon and Bonner. Quorum was met. Also present were Chief Operating Officer Clint Warrell, Chief Financial Officer Ron Phipps, Operations Manager Paul Johnson, Community Relations Manager Laurie Owen, Compliance Manager Kathryn Rich, Human Resources Manager Bonnie Jensen. Also present were Corporate Counsel Peter Racobs.

Pledge of Allegiance was led by Director Kestell

The Board held an Executive Session Board meeting on January 5, 2010 at 3:40 PM at which litigation, member discipline, personnel and third party contract information matters were discussed. At the meeting, the Board discussed and considered and acted upon 8 settlement offers. The Board instructed legal counsel on certain litigation and potential matters, and received and considered legal advice on potential litigation issues, and discussed potential formation of third party contracts. The Board also considered some personnel matters.

SPECIAL PRESENTATION AND CEREMONIALS – Tom Frost - Golf Course Developer/ Manager. Mr. Frost made a presentation to the Board regarding his company's golf course management services at other courses and possible benefits of same type of services to CLPOA.

APPROVAL OF MINUTES

A. Regular Session – November 3, 2009

MSC (Johnston / Gordon) Moved that the Board of Directors approve the minutes as submitted. Motion carried unanimously .

OFFICERS REPORTS

- A. PRESIDENT REPORT – Randy Bonner
- B. VICE PRESIDENT REPORT – Michelle Gordon
- C. TREASURER REPORT – Steve Salazar
- D. SECRETARY REPORT – David Johnston
- E. DIRECTOR REPORT – Guy Kestell

ORAL COMMUNICATIONS FROM THE OFFICIALS & MEMBERS

Ben Wicke, 3868-254, Member, EVMWD Director
Nancy Horton, 3868-149, Member, Mayor of Canyon Lake
Warren Buckmaster, 3716-431, Member

STAFF REPORTS

CHIEF OPERATING OFFICER – CLINT J. WARRELL, CCAM, PCAM, LSM

Action to be considered – Proposed Rule Change – General Rules Proposed Setback Vehicle Storage Rule

ORAL COMMUNICATIONS FROM THE MEMBERS

Chuck Marler, 3846-138, Member
Jim Fakhoury, 3869-008, Member
Fred Najah, 3716-219, Member
Chris Davis, 3868-026, Member
Bob Givens, 3868-287, Member
Marie Givens, 3868-287, Member
Travis Montgomery, 3863-010, Member
Susan Rossel, 3716-157, Member
Sean McDonald, 3718-204, Member
James Grimm, 3804-081, Member
Ken Boline, 3804-167, Member
Jack Wamsley, 3831-040, Member

MSC (Kestell / Johnston) Moved that the Board of Directors reject the Proposed Rule Change –General Rules-Setback Vehicle Storage Rule. Motion carried unanimously.

Action to be considered – 30 Day Reading – Proposed Rule Change – General Rules – Modification to Master Committee Charter allowing members to sit on more than one (1) committee.

General discussion of the board. Will be placed on February Board meeting for vote.

Direction – Corporate Counsel Contract

General discussion of the board. Directors Kestell, Johnston, and President Bonner discussed the pro's and con's of opening this contract for bids.
Member Travis Montgomery (3863-010) spoke regarding this issue.
Consensus of the Board is to open the Corporate Counsel Contract for bids.

OPERATIONS MANAGER – PAUL D. JOHNSON, CMCA, AMS

Action to be considered - Committee Appointments

MSC (Johnston / Gordon) Moved that the Board of Directors appoint member Valerie Montgomery to the Green Committee, Norman E. Ronkainen to the Campground Committee, Mayra De la Torre, Steve Libring, Wilbur J. Lockman, Vito Raso, Ben Novell and Edward Dudziak to the Facilities Review Committee. Motion carried unanimously.

Action to be considered - Green Committee Recommendation for Golf Course Master Plan

MSC (Kestell / Johnston) Moved that the Board of Directors authorize the General Manager to enter into an agreement with Todd Eckenrode - Orgins Golf Design of Irvine, CA in an amount not to exceed \$62,051.00 for the development of Canyon Lake Golf Course Master Plan. Motion carried unanimously. Members Dudley Thompson, Larry Mensche and Jack Wamsley spoke regarding this issue.

Action to be considered - Update to the Pavement Management Plan (Reserve Expenditure)

Consensus of the Board to table this item to the February 2010 Board meeting. The Board also requested this item be reviewed by the Facilities Review Committee.

Action to be considered - Purchase of Folding Tables for Community Events (Reserve Expenditure)

MSC (Salazar / Gordon) Moved that the Board of Directors authorize the General Manager to enter into an agreement with Mity – Lite of Orem UT. in an amount not to exceed \$10,439.00 plus tax for the purchase of 46 tables and 2 table carts. Motion carried unanimously.

Action to be considered - Ratify Change Orders for the Eastport Project

MSC (Johnston / Salazar) Moved that the Board of Directors ratify the additional engineering expenditures and change orders for the improvements to Lower Eastport Park in an amount not to exceed \$63,213.30. Motion carried unanimously.

Action to be considered –Green Committee Recommendation to have a maintenance day January 11, 2010

MSC (Kestell / Gordon) Moved that the Board of Directors approve January 11, 2010 as a Golf Course Maintenance Day and close the course to play. Motion carried unanimously.

Direction – Update to Long Range Planning Committee Charter

Consensus of the Board to have an explanation for changes to the Long Range Planning Committee Charter.

Discussion – Technology Committee

General discussion by the Board. Not enough applications at this time to form the committee. Review again in February board meeting.

CHIEF FINANCIAL OFFICER – RON PHIPPS, CCAM, PCAM, LSM

Action to be considered –Liens for the Month

MSC (Salazar / Gordon) Moved that the Board of Directors authorize Corporate Counsel, the General Manager 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.

	APN NUMBER			APN NUMBER			APN NUMBER
1	355-401-017		39	353-182-012		77	354-061-045-6
2	354-142-005		40	355-392-033		78	355-023-015
3	355-053-011		41	351-131-019		79	354-062-027
4	354-220-031		42	355-262-022		80	355-102-005
5	353-242-036		43	353-132-008		81	355-102-027
6	355-281-003		44	353-231-042		82	354-072-006
7	354-220-022		45	353-132-016		83	354-072-018
8	353-241-016		46	353-171-036		84	354-073-011
9	355-055-001		47	355-360-010		85	355-381-022
10	353-203-001		48	354-082-002		86	355-403-009
11	351-172-030		49	355-123-002		87	355-403-001
12	354-061-021		50	355-092-053		88	355-052-001
13	355-370-057		51	354-161-015		89	351-181-013
14	354-211-003		52	353-060-034		90	351-184-015
15	351-133-011		53	355-272-009		91	351-161-007

16	353-022-023		54	355-061-001		92	351-161-017
17	353-162-011		55	354-241-007		93	351-172-007
18	355-202-003		56	354-103-017		94	351-172-032
19	353-022-020		57	353-112-028		95	351-153-008
20	353-052-023		58	351-161-007		96	351-144-027
21	353-162-022		59	354-180-006		97	351-152-002
22	355-154-002		60	353-151-005		98	354-242-023
23	355-261-006		61	353-112-022		99	354-220-028
24	353-172-001		62	355-141-010		100	354-213-018
25	353-181-004		63	355-173-009		101	353-092-024
26	355-037-017		64	355-222-032		102	353-092-010
27	355-382-019		65	355-222-040		103	353-032-003
28	351-162-010		66	355-232-014		104	353-033-033
29	353-075-010		67	353-162-001		105	353-041-014
30	351-181-007		68	353-162-024		106	353-073-007
31	354-163-011		69	353-172-009		107	353-074-008
32	354-163-012		70	353-131-017		108	353-091-007
33	353-052-020		71	353-112-040		109	353-245-007
34	354-072-017		72	355-145-001		110	353-282-014
35	353-232-011		73	353-223-005		111	353-270-012
36	351-155-011		74	353-182-021		112	354-192-025
37	355-392-022		75	354-102-005		113	355-341-010
38	353-171-013		76	355-152-001		114	354-180-014

Record of Decisions to Proceed with Foreclosure Actions –

In accordance with Civil Code Sec. 1367.4 (c)(2) The Board of Directors unanimously approved , on the date(s) noted below, initiation of foreclosures of liens in executive session as to the parcel numbers below:

1	355-191-012-5		1/5/2010
2	355-172-008-3		1/5/2010
3	355-231-032-6		1/5/2010
4	355-212-013		1/5/2010
5	355-322-028-5		1/5/2010
6	353-172-029-8		1/5/2010
7	353-171-017-4		1/5/2010
8	353-132-004-1		1/5/2010
9	353-112-028-1		1/5/2010
10	354-092-031-9		1/5/2010

11	354-092-027	1/5/2010
12	354-092-022-1	1/5/2010
13	353-231-046-5	1/5/2010
14	353-203-009-5	1/5/2010
15	354-172-001-9	1/5/2010
16	355-134-003-0	1/5/2010
17	355-143-006	1/5/2010
18	355-023-042-2	1/5/2010
19	355-022-003	1/5/2010
20	355-103-006	1/5/2010
21	355-103-030-8	1/5/2010
22	355-103-048-5	1/5/2010
23	351-171-006	1/5/2010
24	351-183-004-5	1/5/2010
25	353-031-006	1/5/2010
26	353-082-038-8	1/5/2010
27	353-051-009-6	1/5/2010
28	353-245-006-2	1/5/2010
29	355-300-021-9	1/5/2010
30	355-420-012-2	1/5/2010

COMMUNITY RELATIONS MANAGER – LAURIE OWEN, CMCA, AMS, CCAM

Action to be considered –Fitness and Recreation Ad Hoc Committee Guidelines and Charter

MSC (Kestell / Gordon) Moved that the Board of Directors approve the formation of the Fitness Ad Hoc Committee effective January 5, 2010. Motion carried unanimously.

Action to be considered –Classic Car Show Committee Guidelines and Charter

MSC (Kestell / Johnston) Moved that the Board of Directors approve the formation of the Classic Car Show Committee effective January 5, 2010. Motion carried unanimously.

Action to be considered –Tinting for Country Club Windows

Item tabled until February 2010 Board Meeting. Finance Committee to review, per Board of Directors

Action to be considered –Canyon Lake Torah Club Sanctioned Club Request

MSC (Kestell / Gordon) Moved that the Board of Directors approve the Canyon Lake Torah Club as a sanctioned club effective January 5, 2010. Motion carried unanimously.

Action to be considered –Canyon Lake Republican Woman Federated Sanctioned Club Request

MSC (Kestell / Gordon) Moved that the Board of Directors approve the Canyon Lake Republican Women Federated as a sanctioned club effective January 5, 2010. Motion carried unanimously.

Direction – Fitness/Exercise Waiver

Consensus of the Board of Directors to have staff work with Corporate Counsel to create a standardized waiver, and possibly a new policy and or rule.

Direction – Tennis Pro Contract

Consensus of the Board of Directors to open the Tennis Pro Contract for bids.

Direction - Interiors By Design, Country Club

Consensus of the Board of Directors to have this issue looked at by the Facilities Review Committee before making any decisions.

Direction – Integrity Beverage, Country Club

Consensus of the Board of Directors to have the Facilities Review Committee and Finance Committee review before making any decisions.

Direction - Fitness Pro, Ira Kelly

Consensus of the Board of Directors to have the Facilities Review Committee review before making any decisions.

Direction – Lighthouse Restaurant

Consensus of the Board of Directors to pull this item from the agenda and meeting. No discussion.

Direction – Surveillance Cameras, Country Club & Lodge

Consensus of the Board of Directors that more information is needed before a decision can be made, i.e. where cameras will be located and cost.

Direction – Formation of Independent Contractor Relationship

Per Corporate Counsel's recommendation, the Board of Directors requested to have this item placed on the executive agenda in February 2010 board meeting.

COMPLIANCE MANAGER – KATHRYN RICH

Brandon Humphrey (3804-111) 30094 Yellow Feather Two unapproved sheds in side setback

Compliance Manager, Kathryn Rich reported. Member Humphrey requested to have item placed on February 2010 Regular session board meeting so he can attend. Consensus of the Board of Directors to table the item until February 2010 board meeting.

HUMAN RESOURCES MANAGER – BONNIE JENSEN

Board Action Item - There were none.

BOARD MEMBER MATTERS - **There were none.**

CLOSING COMMENTS – **There were none.**

ADJOURNMENT – **10:48 PM**

Respectfully Submitted,

David Johnston, Secretary