



MINUTES
REGULAR SESSION MEETING
OF
THE BOARD OF DIRECTORS
CANYON LAKE PROPERTY OWNERS ASSOCIATION
TUESDAY, JUNE 1, 2010 – 7:00PM
CLPOA TOWNE CENTER BOARD ROOM

President Newsom called the meeting to order at 7:00 PM. Directors present were Salazar, Chenette, Gordon Johnston and Newsom. Quorum was met. Also present were Interim General Manager David Rudat, Assistant General Manager Jovan Grogan, Chief Financial Officer, Ron Phipps, Operations Manager, Paul Johnson, , Compliance Manager, Kathryn Rich, Corporate Administrator Susanne Cordeiro and Human Resources Manager, Bonnie Jensen. Also present was Corporate Counsel Peter Racobs.

Pledge of Allegiance was led by Director Salazar

The Board held an Executive Session Board meeting on June 1, 2010 at 3:00 PM at which litigation, member discipline, third party contract formation and personnel matters were discussed. At the meeting, the Board Discussed and considered and acted upon 5 member discipline matters. The Board instructed legal counsel on certain litigation and assessment related matters, and received and considered legal advice on potential litigation issues.

SPECIAL PRESENTATION AND CEREMONIALS – There are none

APPROVAL OF MINUTES

A. Regular Session – May 4, 2010

MSC (Chenette / Salazar) 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. TREASURER REPORT – Michelle Gordon
- D. SECRETARY REPORT – Paul Chenette
- E. DIRECTOR – Steve Salazar

ELECTED OFFICIALS COMMUNICATION

Barry Talbot – City Council man – Blight houses/nuisance
Steve Newland – Chamber of Commerce – Junior Golf Fundraiser
Ben Wicke – EVMWD – Water Bond, no water increases

ORAL COMMUNICATIONS FROM THE OFFICIALS & MEMBERS

Joe Walshe – 3716-433 – over seeding of golf course
Sean McDonald – 3718-204 – Ballots, H/O requests, lawsuits, ACC issues, New legal counsel
Larry Neigel – 14973-018 – Right to records, H/O requests
Tim Brown – 3716-321 – Prayer at Board Meetings.
Sherry Way – 3716-050 – Thanked GM's, outside management company,
Warren Buckmaster – 3716-431 – Legal Counsel
Monique Campbell – 3868-460 ACC department issues

STAFF REPORTS

INTERIM GENERAL MANAGER – DAVID RUDAT
ASSISTANT INTERIM GENERAL MANAGER – JOVAN GROGAN

30 Day Reading – Proposed Rule Change – General Rules – Modification to Master Committee Charter to appoint committee members each fiscal year.

General discussion of the Board

Action to be considered – Approval / Rejection - 2010/2011 Board Meeting Calendar

MSC(Salazar / Chenette) moved that the Board of Directors approve the 2010/2011 Board meeting calendar. Motion carried unanimously.

Action to be considered – Approval / Rejection – 2010/2011 Board Liaison Committee Appointments

Tabled to the July 2010 Board Meeting

Action to be considered – Approval / Rejection – 2010/2011 Committee Appointments

Tabled to the July 2010 Board Meeting

Action to be considered – Approval / Rejection – Direction to General Managers to seek proposals for a multi-year audit of specific operations.

MSC (Johnston / Gordon) moved that the Board of Directors authorize the General Management Team to seek proposals for a multi-year audit of specific operations. Motion carried unanimously.

Member Sean McDonald 3718-207 regarding audit

Member Lawrence Neigel 14973-018 regarding audit.

HUMAN RESOURCES MANAGER – BONNIE JENSEN

Board Action Item - There were none.

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

Action to be considered - Approval / Rejection – Green Committee Recommendation to over seed the golf course. Approximate cost not to exceed \$21,500 including tax plus water costs (approximately \$40,000 to \$70,000 per year)

Consensus of the Board of Directors to table this item to the July 2010 Board meeting. Would like the Green Committee to review prior to July Board meeting.

Larry Mensch- 3831-215 –regarding the pros and cons of over seeding the golf course.

Action to be considered – Approval / Rejection – Green Committee recommendation 9rs Golf Club play day every Thursday through December 2010.

Consensus of the Board to table this item to the July 2010 Board Meeting. Green Committee to review prior to July Board Meeting.

Terry Murphy – 3718-220 –regarding reasons the 9rs should be allowed to have the play day.

Dave Lindeman – Golf Professional – gave over view of how they currently play on Thursdays.

Action to be considered – Approval / Rejection – SolarBee Service Program. 3 options available and the approximate cost will range from \$16, 150 for 12 months, \$16,971 per year for a 3 year term, or \$46,610 up front one time cost for 3 years.

MSC(Gordon / Chenette) moved that the Board of Directors authorize the General Manager to enter into an agreement with SolarBee, Inc. of Dickinson ND in a an amount not to exceed \$16,971 per year for a 3 year term. Motion carried unanimously.

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

Action to be considered – Approval / Rejection – Liens for the Month

MSC (Salazar/ Gordon) Moved that the Board of Directors authorize Corporate Counsel, and 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	355-201-001	31	354-051-011	61	351-181-019
2	355-191-004	32	353-262-003	62	351-184-008
3	355-171-028	33	353-192-004	63	351-184-002
4	355-161-008	34	353-202-002	64	351-162-010
5	355-193-004	35	353-22-001	65	351-163-014
6	355-183-006	36	353-221-002	66	351-153-006
7	355-231-020	37	355-141-010	67	351-144-018
8	355-233-008	38	355-142-004	68	351-183-009
9	355-233-007	39	354-062-027	69	354-220-003
10	355-272-016	40	354-062-028	70	353-092-028
11	355-272-015	41	355-023-028	71	353-092-022
12	355-272-006	42	355-042-022	72	353-060-056
13	353-162-006	43	355-102-026	73	353-022-001
14	353-162-011	44	355-121-004	74	353-041-009
15	353-172-030	45	355-360-003	75	353-023-004
16	353-171-001	46	355-360-005	76	353-041-057
17	353-171-026	47	355-360-012	77	353-041-031
18	353-131-009	48	355-360-013	78	353-075-015
19	353-141-010	49	354-132-005	79	353-075-011
20	353-104-001	50	354-120-014	80	353-074-002
21	353-112-047	51	354-120-001	81	353-082-021
22	353-132-030	52	354-151-022	82	353-245-007
23	353-132-033	53	354-152-020	83	355-111-022
24	353-112-023	54	354-141-011	84	355-282-020
25	355-145-004	55	355-091-015	85	354-112-001
26	353-231-017	56	355-401-035	86	354-281-009
27	353-222-016	57	355-382-013	87	353-242-016
28	353-223-006	58	355-403-010	88	355-300-022
29	353-223-011	59	355-392-005		
30	353-231-060	60	351-154-008		

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

Jovan Grogan, Assistant General Manager reported

Action to be considered – Approval / Rejection – Property Manager/Owner’s Agent Policy

MSC(Gordon / Johnston) moved that the Board of Directors approve the attached Appointment of Property Manager / Owner’s Agent Policy effective June 1, 2010. Motion carried unanimously.

**Member Tim Brown – 3716-321 –concerns with new policy.
Member Lawrence Neigel – 14973-018 –concerns with new policy.**

Action to be considered – Approval / Rejection – Member’s Removal of Access and Related Privileges Policy.

MSC(Johnston / Gordon) moved that the Board of Directors approve the attached Member’s Removal of Access and Related Privileges Policy effective June 1, 2010. Motion carried unanimously.

**Member George Irvine – 3846-276 – asked if there were any additional fees with this new policy.
Member Lawrence Neigel – 14973-018 –concerns with new policy.**

Action to be considered - Approval / Rejection – Pool Closure – Junior Women’s Club Request.

MSC(Gordon / Chenette) moved that the Board of Directors approve the attached Junior Women’s Club request for a private pool party on June 18, 2010, 7:00 – 10:00 pm. Motion carried unanimously.

Action to be considered – Approval / Rejection – Purchase of Kitchen Equipment for Country Club. 3 options available, with the approximate cost range of \$19,904 to \$25,722.

Country Club Administrator reported on this issue. MSC(Gordon / Chenette) moved that the Board of Directors authorize the General Manager to enter into an agreement with Food Service Warehouse in an amount not to exceed \$25,000 plus tax for the purchase of kitchen equipment for the Country Club. Motion carried unanimously.

**Member Lawrence Neigel – 14973-018 regarding the old equipment.
Member Sean McDonald – 3718-207 regarding the taxes for purchasing these items.**

COMPLIANCE MANAGER – KATHRYN RICH

Board Action Item – There are none.

A 7 minute recess was taken. Board reconvened with all five directors present to consider appeals from ACC decisions.

ACC BOARD APPEALS

Member Robert Weber 3778-220- 23210 Gray Fox Dr – Front Yard Setback Encroachment

Compliance Manager, Kathryn Rich Reported. ACC Chairperson Ernie Mason also reported. Member Weber was present. MSC(Johnston / Gordon) moved that the Board of Directors approve the concrete parking pad in the front and Community setbacks. 3 yes, 2 no, with Salazar and Newsom voting no. Motion carried

Member Tim Brown – 3716-653 – 30712 Burning Tree Dr – Spa in front yard setback

Compliance Manager, Kathryn Rich reported. ACC Chairperson Ernie Mason also reported. Member Brown was present. MSC (Johnston / Gordon) moved that the Board approve the spa to remain in the existing location. Motion carried unanimously.

Member Daniel Richmond – 4001-056 – 29875 Redwood Dr – Shed to remain on property with roof tiles that do not main structure.

Compliance Manager, Kathryn Rich reported. ACC Chairperson Ernie Mason also reported. Member Richmond was not present. Consensus of the Board to grant Member Richmond’s request for postponement to July 2010 Board Meeting.

Member Victoria Zimmerman – 3863-424 – 29796 Smugglers Point – Patio cover to encroach into the five (5) foot side setback.

Compliance Manager, Kathryn Rich reported. ACC Chairperson Ernie Mason also reported. Member Zimmerman was present. MSC(Salazar / Chenette) moved that the Board of Directors reject member Zimmerman’s request, and request that he apply for a variance with the ACC department, with \$200.00 already paid for the application fee to be applied towards the \$500.00 variance fee. 3 yes, 2 no, with Gordon and Johnston voting no. Motion carried.

Member Goodarz Hemmati – 3868-553 – 29675 Big Range Rd – Trim Paint color "Peaches and Cream" not harmonious with the roof color.

Compliance Manager, Kathryn Rich reported. ACC Chairperson, Ernie Mason also reported. Member Hemmati was present. MSC(Gordon / Salazar) moved that the Board of Directors reject members request to paint the trim "Peaches and Cream", but approve the paint color

"Stallion" manufactured by Valspor, which was previously submitted to the ACC department. Motion carried unanimously.

Member Devin Williams – 3718-295 – 22121 San Joaquin Dr W – Gazebo set in five (5) foot property line setback.

Compliance Manager, Kathryn Rich reported. ACC Chairperson, Ernie Mason also reported. Member Williams was present. MSC(Salazar / Gordon) moved that the Board of Directors allow the gazebo to remain in its existing location. Motion carried unanimously.

CLOSING COMMENTS –

Member Bob Kline – 3716-317 – spoke regarding ACC issues.

ADJOURNMENT – **9:59 PM**

Respectfully Submitted,

Paul Chenette, Secretary