



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

President Newsom called the meeting to order at 7:01 PM. Directors present were Salazar, Chenette, Gordon, Johnston and Newsom. 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 Dennis Burke.

Pledge of Allegiance was led by Director Salazar.

The Board held an Executive Session Board meeting on March 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, potential litigation and assessment related matters, and received and considered legal advice on litigation and potential litigation issues. The Board considered four assessment delinquency compromise offers, rejected all four, and authorized one counter offer. The Board authorized initiation of one CC&R enforcement legal action because of the owner's failure to repair and maintain the property. The Board approved initiation of assessment lien foreclosure actions as disclosed below

SPECIAL PRESENTATION AND CEREMONIALS – There were none.

APPROVAL OF MINUTES

- A. *Regular Session – February 1, 2011*
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
- D. DIRECTOR – Steve Salazar

ELECTED OFFICIALS COMMUNICATION - **None**

ORAL COMMUNICATIONS FROM THE MEMBERS –

Bruce Yarbrough – 3778-151 0- Running for the Board of Directors

Jan O'Rourke – 3716-568 – Running for the Board of Directors

Sean McDonald – 3718-204 – Running for the Board of Directors

Larry Neigel – 14973-018 –Running for the Board of Directors

Michael Petty – 3716-553 – Concerned about costs

Bob Latham – 3831-129 – Would like to have follow up for questions asked in the Friday Flyer. Status on recruitment for a new General Manager

Dennis Corte – 3868-446 – General Manager / Contract Issues

Warren Buckmaster – 3716-431 – Contracts / Homeowner requests status

Bob Cline – 3716-317 – Budget concerns / General Manager and Hospitality wages

STAFF REPORTS:

GENERAL MANAGER – DAVID RUDAT

ASSISTANT GENERAL MANAGER – JOVAN GROGAN

Develop RFP for Engineering Services for the next phase of Road Rehabilitation - MSC (Chenette / Gordon) Moved that the Board of Directors direct the General Manager to create an RFP for Engineering Services for the next phase of Road Rehabilitation. Motion carried unanimously.

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

Adoption of Fee Schedule for FY 2011-2012 - MSC(Chenette / Salazar) Moved that the Schedule of Fees be approved for the fiscal year beginning May 1, 2011. Motion carried unanimously.

Approval of Pro Forma Budget FY 2011-2012 - MSC (Chenette / Gordon) Moved that the Board of Directors approve the Pro Forma Budget for the fiscal year beginning May 1, 2011. 4 yes, 1 no, with Director Johnston voting no. Motion carried.

Jack Wamsley – 3831-040 – would like to have documents available on projector so everyone is able to view them.

Bob Cline – 3716-317 – Budget Questions / Statements

Distribution of Pro Forma Budget in Summary Form for FY 2011-2012 - MSC (Chenette / Gordon) Moved that the Board of Directors approve the distribution of the Pro Forma Budget for the fiscal year beginning May 1, 2011 in summary form, in accordance with Civil Code section 1365 paragraph (c) to the members of the Canyon Lake Property Owners Association. Motion carried unanimously.

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

Replacement of netting for Gault Field and Golf Course – MSC (Salazar / Johnston) Moved that the Board of Directors authorize the General Manager to enter into an agreement with West Coast Netting of Kingman Az. in an amount not to exceed \$54,000.00 including tax, plus permits for the replacement of netting at Gault Field and the Golf Course including the installation of one additional pole to extend the netting along the south side of driving range. Further moved that the funding shall be drawn from the Repair and Replacement Reserve Account. Director Gordon recused herself, 4 yes motion carried.

Replacement of Pool Furniture – MSC (Salazar / Chenette) Moved that the Board of Directors authorize the General Manager to enter into an agreement with All Patio of Sylmar, CA. in an amount not to exceed \$35,899.71 including tax and delivery for the purchase of 105 chase lunges, 32 chairs and 8 tables manufactured by Brown Jordan. Further moved that the funding shall be drawn from the Repair and Replacement Reserve Account. Motion carried unanimously.

Replacement of Pool Covers – MSC (Chenette / Gordon) Moved that the Board of Directors authorize the General Manager to enter into an agreement with Dolphin Pool & Spa Center of Lake Elsinore, CA. in an amount not to exceed \$11,217.04 including tax for the purchase of insulated pool covers. Further moved that the funding shall be drawn from the Repair and Replacement Reserve Account. Motion carried unanimously.

Appointment of Green Committee Chair - MSC (Johnston / Chenette) Moved that the Board of Directors appoint member Dudley Thompson to the position of Green Committee Chair effective immediately. Motion carried unanimously.

Receive and File – MSC (Johnston / Salazar) Moved that the Board of Directors receive and file the Golf Course Master Plan dated 12-03-10. Motion carried unanimously.

Receive and File – MSC (Salazar / Chenette) Moved that the Board of Directors receive and file the Pavement Management Plan dated January 12, 2011. Motion carried unanimously.

INTERIM -CHIEF FINANCIAL OFFICER – Reid Griffin

Liens for the Month - MSC (Chenette / Gordon) 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.

355-411-018	351-181-007
355-183-002	351-155-011
355-172-015	354-241-008
355-211-005	354-213-016
355-211-004	353-095-026
355-221-007	353-052-046
355-251-007	353-052-025
355-263-021	353-082-026
355-262-015	353-074-014
353-171-020	353-082-021
353-153-005	353-242-018
353-153-007	355-370-061
354-082-001	355-301-005
353-231-006	355-113-010
353-223-007	
353-231-039	
354-091-006	
354-091-012	
354-091-020	
354-171-001	
355-154-002	
355-152-001	
355-101-004	
355-350-010	
354-073-012	
354-120-018	
354-120-003	
354-142-012	
354-142-009	

355-053-020
355-092-007
355-042-013

Lien Foreclosure Actions Authorized by Unanimous Board Vote in earlier executive session on March 1, 2011.

Total #	Apn #	Date Approved in Executive Session
1	353-092-009-3	3/1/2011
2	351-1131-041	3/1/2011

Meeting recessed at 9:30pm

Meeting reconvened at 9:38pm

Directors Gordon and Chenette left the meeting.

ACC BOARD APPEALS –

Member Cassidy – 3868-151 – 30770 Red Barn Pl – Removal of wrought iron fence installed by neighbors on Shorezone.

Mr. and Mrs. Cassidy were present along with their attorney, Richard Beck. Also present were Mr. and Mrs. Carvajal and their attorney John Giardinelli and ACC member John Stelzner. All addressed the Board. MSC(Salazar / Johnston) Moved that the Board of Directors reject member Cassidy’s appeal of the ACC’s denial of his application to remove wrought iron fence installed by neighbors on the Shorezone. Motion carried unanimously.

CLOSING COMMENTS – **There were none.**

ADJOURNMENT – **10:56 PM**

Respectfully Submitted,

Paul Chenette, Secretary