



MINUTES
REGULAR SESSION MEETING
OF
THE BOARD OF DIRECTORS
CANYON LAKE PROPERTY OWNERS ASSOCIATION
TUESDAY, MAY 4, 2010 – 7:00PM
CLPOA TOWNE CENTER BOARD ROOM

President Kestell called the meeting to order at 7:00 PM. Directors present were Salazar, Johnston, Gordon and Kestell. 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, Community Relations Manager, Laurie Owen, 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 May 4, 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 7 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 – April 6, 2010

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

OFFICERS REPORTS

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

ELECTED OFFICIALS COMMUNICATION

Nancy Horton – Mayor of Canyon Lake – Water Summit, Census 2010

ORAL COMMUNICATIONS FROM THE OFFICIALS & MEMBERS

Sean McDonald – 3718-204 – Board Candidate
Larry Neigel – 14973-018 – Board Candidate
Jordan Ehrenkranz – 3719-384 – Thanked President Kestell

STAFF REPORTS

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

Action to be considered – Approval / Rejection – Delegation of Authority Purchasing Policy.

MSC (Salazar / Johnston) Moved that the Board of Directors approve the Delegation of Authority Purchasing Policy effective immediately. Motion carried unanimously.

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 – Appointments Tennis Facilities Committee Members.

MSC (Kestell / Gordon) Moved that the Board of Directors appoint Terry Loy, Tammy Kennedy, Julie Lessley, Karyn Raymer, Marga Kidd, Laural Hebein-Pulley and Dale Welty to the Tennis Facilities Committee effective immediately. Further moved that the Board of Directors appoint Deborah Gagnon as an alternate for the Tennis Facilities Committee effective immediately. Motion carried unanimously.

Action to be considered – Approval / Rejection – Funding for Implementation Quagga Mussel Inspection Program

MSC (Salazar / Johnston) Moved that the Board of authorize the expenditure of funds in an amount not to exceed \$37,500.00 including tax, for the labor necessary to implement the first 5 months of the Quagga Mussel Inspection Program. Further moved, that the funding shall be drawn from the Repair and Replacement Reserve Account (Lake Maintenance) Account # 11602.

Members Lawrence Neigel-14973-018, Bob Givens-3868-287, Sean McDonald-3718-204 and Jack Wamsley-3831-040 spoke regarding issues with the Quagga Mussel Inspection process.

Motion carried unanimously.

Action to be considered – Approval / Rejection – SolarBee Service Program

Consensus of the Board to table this item until the June Board Meeting to retrieve additional information.

Action to be considered - Approval / Rejection – Member VerDoorn request extended stat at Happy Camp

MSC (Kestell / Salazar) Moved that the Board of Directors approve member VerDoorn’s request for an extended stay at Happy Camp not to exceed 90 days. Motion carried unanimously.

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

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

MSC (Kestell / 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
1	355-411-018		24	355-382-003
2	355-211-016		25	355-402-004
3	355-212-023		26	355-061-003
4	355-162-001		27	351-183-004
5	355-272-027		28	354-242-021
6	353-151-011		29	354-242-028
7	353-112-037		30	354-220-025
8	353-132-013		31	353-092-010
9	354-041-003		32	353-083-013
10	354-061-023		33	353-060-025
11	354-061-021		34	353-060-004
12	354-061-003		35	353-042-017-5

13	353-142-004		36	353-022-022
14	353-182-023		37	353-023-006
15	354-171-005		38	353-041-067
16	355-133-002		39	353-041-060
17	355-161-021		40	353-082-026
18	355-037-002		41	355-112-010
19	355-042-019		42	355-281-003
20	355-044-003		43	354-192-034
21	354-163-001		44	355-342-016
22	355-092-007		45	353-262-009
23	355-072-039		46	353-241-013

Lien Foreclosure Actions Authorized by Unanimous Board Vote in earlier executive session on May 4, 2010

353-162-024
353-223-005-3
354-220-022-6
353-041-022

Action to be considered – Approval / Rejection – Purchase of Graphtec IS-210 Pro-Action

MSC (Salazar / Johnston) Moved that the Board of Directors authorize the General Manager or appropriate personnel to enter into an agreement with Palisades Research for the purchase of a Graphtec IS-210 Pro-Large Format Scanner in an amount not to exceed \$10,500.00. Further moved that the funding be drawn from the account 69904 (Community Facilities Development Fund) Motion carried unanimously.

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

Board Action Item – There are none.

COMPLIANCE MANAGER – KATHRYN RICH

Board Action Item – There are none.

Member Lawrence Neigel – 14973-018 spoke regarding issues with the North

Gate entrance.

A 5 minute recess was taken. Board reconvened with all four 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. Consensus of the Board to table this item until the June Board Meeting to allow site observation. Member Weber agreed to the delay.

Member Edward Thorell – 3719-293 – 22948 CLDN – Side Fence exceeds height.

Compliance Manager, Kathryn Rich reported. ACC Chairperson Ernie Mason also reported. Member Thorell was present. MSC (Johnston / Kestell) moved that the Board approve the 1’ block wall with a 3’ metal fence on top. Motion carried unanimously.

Member Travis Montgomery – 3863-010 – 23849 CLDN – Front Yard Setback Encroachment.

Compliance Manager, Kathryn Rich reported. ACC Chairperson Ernie Mason also reported. Member Montgomery was present. MSC (Gordon / Kestell) moved that the Board approve the 9’ encroachment into the front yard setback for a single car garage. Motion carried unanimously.

CLOSING COMMENTS – **There were none.**

ADJOURNMENT – **9:35 PM**

Respectfully Submitted,

David Johnston, Secretary