

MINUTES  
REGULAR SESSION MEETING  
OF  
THE BOARD OF DIRECTORS  
CANYON LAKE PROPERTY OWNERS ASSOCIATION  
TUESDAY, NOVEMBER 3, 2009 – 7:00PM  
CLPOA TOWNE CENTER BOARD ROOM

President/CEO Bonner called the meeting to order at 7:00 pm. Directors present were Director's 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 November 3, 2009 at 2:30 pm at which litigation, member discipline, and third party contract information matters were discussed. At the meeting, the Board Discussed and considered 4 member fines or disciplinary appeals 2 appeals denied, 1 fine was reduced and 1 bond deposit applied to member fines. The Board considered and acted upon 1 assessment settlement offer. The Board instructed legal counsel on certain litigation matters, and received and considered legal advice on potential litigation issues and potential formation of third party contracts. The Board also considered some personnel matters.

SPECIAL PRESENTATION AND CEREMONIALS – There are none.

APPROVAL OF MINUTES

*A. Regular Session – October 6, 2009 –*

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

IV. OFFICERS REPORTS

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

*A. Action to be considered - Approval / Rejection – Request for Quote for the Redesign of the Campground.*

**MSF (Johnston / Kestell) Moved that the Board of Directors approve a Request for Quote for the Redesign of the Campground. 3 No, 2 Yes with Directors Salazar, Gordon and Bonner voting no, and Johnston and Kestell voting yes. Motion Failed**

*B. Action to be considered - Approval / Rejection – Request for Quote for the Redesign of Indian Beach.*

**MSF (Johnston / Kestell) Moved that the Board of Directors approve a Request for Quote for the Redesign of Indian Beach. 3 No, 2 Yes with Directors Salazar, Gordon and Bonner voting no, and Johnston and Kestell voting yes. Motion Failed**

*C. Action to be considered - Approval / Rejection – Request for Quote for Construction of a Restroom at Roadrunner Park.*

**MSC (Johnston / Kestell) Moved that the Board of Directors approve a Request for Quote for Construction of a Restroom at Roadrunner Park. Motion unanimously carried.**

*D. Action to be considered - Approval / Rejection – Request for Quote for 10 Shade trees at the Equestrian Center.*

**MSC (Johnston / Kestell) Moved that the Board of Directors approve a Request for Quote for 10 Shade Trees at the Equestrian Center. 4 Yes, 1 No, with Directors Salazar, Johnston, Kestell and Gordon voting yes and Bonner voting no. Motion carried**

*E. Action to be considered - Approval / Rejection – Request for Quote for an Automatic Gate System.*

**MSC (Johnston / Kestell) Moved that the Board of Directors approve a Request for Quote for an Automatic Gate System. 3 Yes, 2 No, with Directors Salazar, Johnston and Kestell voting yes, and Gordon and Bonner voting no. Motion carried.**

*F. Action to be considered - Approval / Rejection – Indian Beach Mailbox relocation.*

**MSC (Johnston / Kestell) Moved that the Board of Directors approve the Relocation of the Indian Beach Mailbox. 3Yes, 2 No, with Directors Salazar, Johnston and Kestell voting yes, and Gordon and Bonner voting no. Motion carried.**

E. DIRECTOR REPORT – Guy Kestell

**Director Kestell excused himself from the meeting at 8:54 PM**

V. ORAL COMMUNICATIONS FROM THE OFFICIALS & MEMBERS

Ben Wicke, 3868-254, Member  
Jack Wamsley, 3831-040, Member  
Betty Cannavino, 3716-324, Member  
Rick Houser, 3868-321, Member  
Mary Craton, 3831-273, Mayor of Canyon Lake

VI. STAFF REPORTS

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

**Board Action Item –**

*Action to be considered – 30 Day Reading – Proposed Rule Change – General Rules – Proposed Setback Vehicle Storage Rule*

**Board heard member comments on draft rule.  
Will be placed in the Friday Flyer and Website for a 30 day reading.**

*Action to be considered – Approval / Rejection – Proposed Policy – Establishment of Technology Committee Guidelines*

**MSC (Johnston / Gordon) Moved that the Board of Directors approve the Establishment of Technology Committee Guidelines as attached. 4-0 Motion carried.**

**Board Informational**

Receive, discuss and file.

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

**Board Action Item –** There are none.

**Board Informational**

Receive, discuss and file.

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

**Board Action Item**

*Action to be considered – Approval / Rejection – 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 367.1 in order to secure a debt owed to the Association. 4-0 Motion carried.**

	<b>APN NUMBER</b>			<b>APN NUMBER</b>
<b>1</b>	355-411-011		<b>26</b>	355-033-009
<b>2</b>	355-411-018		<b>27</b>	355-034-003
<b>3</b>	355-231-014		<b>28</b>	354-112-014
<b>4</b>	355-212-023		<b>29</b>	354-132-032
<b>5</b>	355-222-030		<b>30</b>	354-120-022
<b>6</b>	355-222-031		<b>31</b>	354-162-013
<b>7</b>	355-232-020		<b>32</b>	354-151-014
<b>8</b>	355-263-021		<b>33</b>	354-152-001
<b>9</b>	355-262-005		<b>34</b>	354-132-059
<b>10</b>	355-272-022		<b>35</b>	355-391-014
<b>11</b>	353-171-008		<b>36</b>	355-391-023
<b>12</b>	353-151-022		<b>37</b>	355-061-025
<b>13</b>	353-232-005		<b>38</b>	355-032-009
<b>14</b>	354-052-007		<b>39</b>	351-131-014
<b>15</b>	354-093-002		<b>40</b>	351-131-037
<b>16</b>	354-101-001		<b>41</b>	351-152-003
<b>17</b>	355-155-011		<b>42</b>	353-092-008
<b>18</b>	355-155-001		<b>43</b>	353-033-010
<b>19</b>	355-144-001		<b>44</b>	353-022-024
<b>20</b>	355-021-007		<b>45</b>	353-082-006
<b>21</b>	355-031-007		<b>46</b>	353-073-014
<b>22</b>	355-103-037		<b>47</b>	355-112-010
<b>23</b>	355-101-005		<b>48</b>	354-101-033
<b>24</b>	355-102-026		<b>49</b>	355-420-005
<b>25</b>	355-045-005		<b>50</b>	355-420-018

**Board Informational**

*Receive, Discuss and file.*

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

**Board Action Item** – There are none.

**Board Informational**

Receive, discuss and file.

- 5.0 COMPLIANCE MANAGER – KATHRYN RICH

**Board Action Item –** There are none.

**Board Informational**

Receive, discuss and file.

- 6.0 HUMAN RESOURCES MANAGER – BONNIE JENSEN

**Board Action Item -** There are none.

**Board Informational**

Receive, discuss and file.

- VII. BOARD MEMBER MATTERS – There were none

- VIII. CLOSING COMMENTS – There were none

- IX. ADJOURNMENT – Meeting was adjourned at 10:05 PM