

MINUTES  
REGULAR SESSION MEETING  
OF  
THE BOARD OF DIRECTORS  
CANYON LAKE PROPERTY OWNERS ASSOCIATION  
TUESDAY, OCTOBER 6, 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, 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 Council Dennis Burke.

An Executive Session Board meeting was held on September, 4, 2009, where the Board discussed and considered personnel matters.

An Executive Session Board meeting was held on September 4, 2009, where the Board discussed and considered formation of third party contracts and received and considered legal advice re: the same

An Executive Session Board meeting was held on October 6, 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 5 member fines or disciplinary appeals (1 appeal denied, 1 appeal approved, 3 fines were reduced. The Board approved proceeding with judicial foreclosure actions against 3 properties as set forth below. The Board considered and acted upon 5 relates settlement offers. The Board 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 – September 1, 2009 –*

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

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
- V. ORAL COMMUNICATIONS FROM THE OFFICIALS & MEMBERS –

Joan Salazer, 3831-228, Member  
Michael Petty, 3716-553, Member  
Marvin Rudolph, 3716-060, Member  
Ruth and Steve Martin, 3804-125, Members

VI. STAFF REPORTS

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

**Board Action Item –**

Action to be considered – Approval / Rejection – Policy Relating to Member Correspondence via Electronic Notification

**MSC (Salazar/Gordon) Moved that the Board of Directors approve the attached Member Correspondence via Electronic Notification policy effective October 6, 2009. Motion unanimously carried.**

Action to be considered – Approval / Rejection – Policy Relating to a Tiered Variance Procedure for the ACC

**MSC (Gordon/Salazar) Moved that the Board of Directors approve the attached Tiered Variance Procedure for the ACC policy effective October 6, 2009. Motion unanimously carried.**

Action to be considered – Approval / Rejection - Proposed Rule Change – General Rules – Section I and II (Harassment Policy)

**MSC (Salazar/Gordon) Moved that the Board of Directors approve the attached Proposed Rule Change – General Rules – Section I and II (Harassment Policy) effective October 6, 2009. Motion unanimously carried.**

**Board Informational**

Receive, discuss and file.

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

**Board Action Item –**

*Action to be considered - Approval / Rejection – Committee Appointments: Lake & Marina Committee Appointment Jim Grimm – TWG Committee Appointment Melvin L. Jensen*

**MSC (Johnston/Salazar) Moved that the Board of Directors appoint Jim Grimm to the Lake and Marina Committee effective immediately. Motion unanimously carried.**

**MSC (Gordon/Salazar) Moved that the Board of Directors appoint Melvin L. Jensen to the Tuesday Work Group Committee effective immediately. Motion unanimously carried.**

*Action to be considered - Approval / Rejection- Lake & Marina Committee Recommendation: The Lake & Marina Committee would like to review any lakeside improvements (excluding docks and seawalls) prior to any final approval by the ACC or Board.*

**Tabled until November 3, 2009 Board Meeting.**

**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 (Gordon/Johnston) 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 the debt owed to the Association. Motion unanimously carried.**

**Judicial Foreclosure Resolutions**

During the Executive Session Meetings held on the dates listed below, the Board of Directors decided that for each of the parcels listed below and action for judicial foreclosure of the Association's assessment lien shall be filed once the debt secured by such lien reaches the statutory threshold set forth in Civil Code Section 1367.1(c):

<b>Apn #</b>	<b>Date Approved in Executive Session</b>
355-053-018	10/6/2009
353-082-039	10/6/2009
353-223-001-9	10/6/2009

*Actions to be considered - Approval / Rejection – Proposed Policy Change to the Associations Investment Policy.*

**MF (Johnston) Moved that the Board of Directors approve the Proposed Policy Change to the Associations Investments Policy effective October 6, 2009. No second, motion failed.**

**Board Informational**

*Receive, Discuss and file.*

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

**Board Action Item –**

*Action to be considered – Approval / Rejection – Temescal Canyon High School Baseball Booster Club Request for Golf Tournament*

**MSF (Gordon) Moved that the Board of Directors waive the full green fees for Temescal Canyon High School Baseball Booster Club. No second, motion failed.**

**MSC (Johnston/Salazar) Moved that the Board of Directors waive 50% of the green fees for the Temescal Canyon High School Baseball Booster Club. Motion carries with Director's Salazar, Johnston and Gordon voting yes, and Bonner voting no.**

*Action to be considered – Approval / Rejection – Senior Committee Recommendation – Christmas Party and New Year's Eve Party Expenses*

**MSC (Johnston/Gordon) Moved that the Board of Directors approve the Senior Committee Recommendation authorizing \$500.00 for the Christmas Party and New Year's Eve Party Expenses effective October 6, 2009. Paid from the Operations Fund. Motion unanimously carried.**

*Action to be considered – Approval / Rejection – Canyon Lake Bible Fellowship Sanctioned Club Request*

**MSC (Salazar/Gordon) Moved that the Board of Directors approve the Canyon Lake Bible Fellowship as a Sanctioned Club effective October 6, 2009, in accordance with the Association's Sanctioned Club Policy. Motion unanimously carried.**

*Action to be considered – Direction – Establish Canyon Lake "Fit" Adhoc Committee*

**General Consensus favorable for staff to proceed with the adhoc committee.**

**Board Informational**

Receive, discuss and file.

- 5.0 COMPLIANCE MANAGER – KATHRYN RICH

**Board Action Item –**

*Actions to be considered - Board Approval of Member John Christensen's application to serve on the Appeals Committee*

**MSC (Gordon/Salazar) Moved that the Board of Directors appoint John Christenson to the Appeals Committee effective immediately. Motion unanimously carried.**

**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. RECESS OPEN BOARD MEETING FOR 5 MINUTES – Meeting was recessed at 9:31 PM

- VIII. RECONVENE OPEN BOARD MEETING FOR ACC APPEALS – Meeting was called to back to order at 9:37 PM

ACC APPEALS –

- A. *Actions to be considered - Michael Welch (3903-024) 30341 Sea Horse Circle; Architectural Appeal to the Board for a Rear Yard Encroachment of habitable Space below the Flood Hazard Plane of 1397.5.*

**MSC(Gordon/Salazar) Moved that the Board of Directors approve Member Michael Welch's Rear Yard Encroachment of Habitable space below Flood Hazard Plane of 1397.5 effective October 6, 2009, conditioned upon Member entering into a hold harmless agreement with the Association. Motion unanimously carried.**

- IX. BOARD MEMBER MATTERS – There were none

- X. CLOSING COMMENTS – There were none

- XI. ADJOURNMENT – Meeting was adjourned at 9:42 pm