

# Approved November 20, 2007

CANYON LAKE PROPERTY OWNERS ASSOCIATION  
REGULAR SESSION  
MINUTES  
TUESDAY, OCTOBER 16, 2007 7:00 PM  
CLPOA BOARD ROOM

President Montgomery called the Regular Session meeting to order at 7:00 pm. Those present were Directors Montgomery, Ehrenkranz, Windeler, Johnston and McCoy. Also present were the General Manager Clint J. Warrell, Controller Ron Phipps, Operations Manager Paul Johnson and Corporate Administration Manager Laurie Owen. Corporate Counsel Peter Racobs was also present.

An Executive Session Board meeting was held on October 16, 2007 at 5:00 pm at which litigation, personnel, member discipline and third party contract formation matters were discussed.

Invocation by Member Vick Knight

Pledge of Allegiance by Director McCoy

Special Presentation and Ceremonials:

2007 Canyon Lake Chamber of Commerce Royal Court was presented. Certificates of appreciation were given to each girl.

1<sup>st</sup> Lt. Cory Pisapia, Army Reserve Signal Corps Officer, 399<sup>th</sup> Combat Support Hospital, Speicher, Iraq was present. Words of thanks and appreciation was given for support during his time in Iraq.

President's Report –

Golf Course Update  
Road Improvement Project  
City Ordinances working with POA Rules and Regulations

Oral Communications:

Officials: Mayor Mary Craton spoke regarding:

1. November 3, 2007 City Wide Disaster Drill

Members -

1. Robert Givens re: Parking Rules Petition
2. Steve Lebring 3719 - 415 re: Parking Rules
3. David Novak 3716-128 re: Oppose Proposed Setback Rules
4. Philip Greer re: Non Member/Attorney representing homeowners in CL on parking rules. Supportive to proposed setback rules.
5. Irene Reynolds 3778-13 re: Opposed Proposed Setback Rule
6. Michael Coleman 17388-003 re: Opposed proposed Setback Rule
7. Robin Ramirez 3779-091 re: Opposed proposed Setback Rule

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8. Vern Knipp 3716-470 re: Recap of Recreational Boat – Motor Homes & Trailers
9. Maddox 3716-012 re: Opposed proposed Setback Rule
10. Lawrence Hernandez 3719-159 re: Opposed proposed Setback Rule
11. Bob Latham 3831-129 re: Golf Cart Path Rule
12. Michael Bertetto 3831-079 re: Setback rules
13. Danny Simon 3716-406 re: Opposed Setback rules

### **Approval of Minutes –**

**MSC (Johnston/Windeler)** Moved that the Board of Directors approve the September 4, 2007 Community Forum and September 18, 2007 Regular Session Minutes as submitted. Motion carried.

### General Manager's Report

### **Approval, Modification to Gate Access Rules Pertaining to State Licensed Appraisers –**

MSC (Ehrenkranz/Windeler) Moved, that the Board of Directors approve the submitted modification to Gate Access Rules pertaining to State Licensed Appraisers effective October 16, 2007. Motion unanimously carried.

Board Informational – Report was submitted.

### Operation Manager's Report – Operation Manager reported on the following:

### **Approval, Campground Committee Recommendation –**

MSC (McCoy/Johnston) Moved that the Board of Directors authorize the General Manager to enter into an agreement with Grenier and Sons for the surveying and mapping of Happy Camp in an amount not to exceed \$5,400.00 including tax. Further moved funding shall be drawn from the Community Facilities Development Account. Motion unanimously carried.

### **Approval, Marina Dock Expansion Project**

### **Item is tabled to the November 20, 2007 Regular Session Meeting**

Board Informational – Report was submitted.

### **Approval, Gault Field Snack Bar Improvements**

MSC (Windeler/Johnston) Moved that the Board of Directors authorize the expenditure of funds for improvements to the Gault Field Snack Bar in an amount not to exceed \$17,610.00 including tax. Further moved, that funding shall be drawn from the Community Facilities Development Account. Motion carried with Director Johnston voting “no”.

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Member Comments: Greg Gibbel Commissioner of Canyon Lake Little League

## Controller's Report

### **Approval, Liens for the Month**

MSC (McCoy/Windeler) 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 1367.1 in order to secure the debt owed to the Association. Motion unanimously carried with Directors' Johnston, Windeler, McCoy, Ehrenkranz and Montgomery voting "yes".

## Assessor Parcel Numbers

**Approval, Sanctioned Club Discount on Banquet Menu Pricing** – General discussion.

MSC (Ehrenkranz/McCoy) – Moved, that the Board of Directors approve a 15% discount for sanctioned clubs off of the banquet menu pricing. Motion unanimously carried.

Board Informational – Report was submitted.

## Activities Manager's Report

No Board Action items for this month.

Board Informational – Report was submitted. Car Show was reported.

## ACC Manager's Report

No Board Action items for this month.

Board Informational – Report was submitted.

## Member Services Manager's Report

No Board Action items for this month.

Board Informational – Report was submitted.

## Director of Food & Beverage Report

No Board Action items for this month.

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Board Information – General discussion

### Allied-Barton Account Manager's Report

There were no Board Action items for this month.

Board Informational – Report was submitted.

### Golf Professional's Report

There were no Board Action items for this month.

Board Informational – General discussion.

Oral Communications from the Members – There were none.

### Oral Communications from the Board -

Director McCoy re: Community support shown to his family

Director Ehrenkranz re: Setback Rule

Recessed open board meeting at 8:50 pm.

Reconvened open board meeting at 8:56 pm. Board, Staff and Corporate Counsel were present.

### ACC Appeals

#### **James Kipp, 22344 and 22330 Boating Way Tract 4001 Lot 80/81 –**

Kipp's General Contractor Mike Markely was present in addition to Member Kipp to discuss ACC appeal. ACC Chairperson Ernie Masson was present to discuss ACC appeal. General discussion.

Moved that the Board of Directors approve Member James Kipp's ACC appeal to the Board to allow a recreation storage, potting/garden room and storage area on EVMWD property, as well as a garage and elevator shaft below the 1397.5 flood hazard plane. Further moved, contingent upon Member Kipp signs POA and EVMWD Hold Harmless Agreement and EVMWD signs off the agreement. Motion carries with Directors Johnston, McCoy & Ehrenkranz voting "yes" and Directors Windeler & Montgomery voting "no".

### Member Comments

There were none.

### Closing Comments

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Director Ehrenkranz re: Golf Cart Path Closures

### Adjournment

Meeting adjourned at 9:22 pm.

Respectfully submitted,

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David Johnston, Secretary