



MINUTES
REGULAR SESSION MEETING
OF
THE BOARD OF DIRECTORS
CANYON LAKE PROPERTY OWNERS ASSOCIATION
TUESDAY, OCTOBER 5, 2010 – 7:00PM
CLPOA TOWNE CENTER BOARD ROOM

President Newsom called the meeting to order at 7:00 PM. Directors present were Chenette, Gordon, Johnston and Newsom. Director Salazar was absent. 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 Human Resources Manager, Bonnie Jensen. Also present was Corporate Counsel Pete Racobs.

Pledge of Allegiance was led by Director Johnston.

The Board held an Executive Session Board meeting on October 5, 2010 at 3:00 PM at which litigation, member discipline, third party contract formation and personnel matters were discussed. The Board instructed legal counsel on certain litigation and assessment related matters, and received and considered legal advice on litigation and potential litigation issues. Among the actions taken by the Board was approval of an addendum to and extension of the Management Partners contract through April, 2011. The Board also acted on 3 assessment delinquency payment plan proposals and an assessment delinquency compromise proposal. The Board also authorized filing a legal action for a property owner's failure to maintain his property in compliance with the CC&R's

SPECIAL PRESENTATION AND CEREMONIALS – **There were none.**

APPROVAL OF MINUTES

A. Regular Session – September 14, 2010

MSC (Chenette / Gordon) 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

E. DIRECTOR – Steve Salazar

ELECTED OFFICIALS COMMUNICATION

Nancy Horton – Mayor of Canyon Lake – Reminder to vote in November; State of the City Luncheon October 15th.

Ben Wicke – Purchase of water for lake.

ORAL COMMUNICATIONS FROM THE MEMBERS – **There were none.**

STAFF REPORTS:

GENERAL MANAGER – DAVID RUDAT
ASSISTANT GENERAL MANAGER – JOVAN GROGAN

Action to be considered – Approval / Rejection – Cooling Center Policy and Procedures
MSC (Chenette / Gordon) moved that the Board of Directors approve the Policy and Procedures for a Cooling Center within Canyon Lake. Motion carried unanimously.

Action to be considered – Approval / Rejection – Legal RFP Committee Member Appointment changes. **MSC (Gordon / Johnston) moved that the Board of Directors appoint President Charles Newsom to the Legal Counsel Proposal Review Committee; appoint Assistant General Manager, Jovan Grogan to the Legal Proposal Review Committee. Motion carried unanimously.**

Action to be considered – Approval / Rejection – Veteran’s Day Monument Donation
MSC (Chenette / Gordon) moved that the Board of Directors approve the request for a donation in the amount of \$1,000.00 for the Veteran’s Day Monument. Further moved that the monies be drawn from the Community Facilities Fund. Motion Carried unanimously.

Action to be considered – Approval / Rejection – Transfer of funds from the Community Facilities Fund to the Operating Fund to pay for Golf Pro’s (Dave Lindeman) inventory per contract, in an amount not to exceed \$20,000.00. **MSC (Chenette / Gordon) moved that the Board of Directors approve the General Managers (or their designee) to transfer funds from the Community Facilities Fund to the Operating Fund to pay for Golf Pro’s inventory per CLPOA contract with Dave Lindeman, in an amount not to exceed \$20,000.00. Motion carried unanimously.**

Bob Cline – 3716-317 – Golf Transition Expense
Travis Montgomery – 3863-010 – Golf Contract clarification

Larry Neigel – 14973-018 – Transfer amount; impact on community

Action to be considered – Approval / Rejection – Amnesty Policy

Discussion of the Board of Directors to put this proposal change out as a 30 day reading. Policy proposal to be posted in the Friday Flyer.

Action to be considered – Approval / Rejection – Committee Appointment – Senior Committee. **MSC (Gordon / Chenette) moved that the Board of Directors appoint member Marilyn Felix to the Senior Committee , 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 – Replacement of ice and water dispenser machine at the Country Club. **MSC (Johnston / Gordon) moved that the Board of Directors authorize the expenditure of funds in an amount not to exceed \$4,735.00 for the purchase and delivery of a Hoshizaki ice machine. Further moved that the funding shall be drawn from the Repair & Replacement Reserve Account. Motion carried unanimously.**

Action to be considered – Approval / Rejection – Expenditure of Road Funds for the Phase 3 Road Project Change Order amount of \$75,634.00. **MSC (Gordon / Chenette) moved that the Board of Directors authorize the expenditure of Road Reserve Funds for Phase 3 Road Project Change order(Thermal Striping) in an amount of \$75,634.00. Further moved that the funding shall be Transferred from the Road Reserve Funds to Operating Fund for execution of payment. Motion carried unanimously.**

Vern Hand – 3716-549 – How long will blacktop last

INTERIM -CHIEF FINANCIAL OFFICER – Reid Griffin

Action to be considered – Approval / Rejection – 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.

	APN Number	APN Number	APN Number
1	355-411-018	35	354-120-007
2	355-411-020	36	355-381-012
3	355-183-005	37	355-401-017
4	355-172-010	38	355-392-016
5	355-212-001	39	355-043-003
6	355-232-029	40	355-032-007
7	355-261-004	41	351-163-014
8	355-262-002	42	351-153-006
9	355-262-023	43	351-152-012
10	353-172-007	44	351-152-010
11	353-171-038	45	351-132-007
12	353-151-014	46	351-132-016
13	353-163-004	47	351-133-012
14	353-153-007	48	354-232-003
15	353-112-027	49	354-220-003
16	353-112-023	50	354-213-011
17	353-112-019	51	353-092-024
18	354-112-011	52	353-092-022
19	354-041-023	53	353-092-013
20	354-061-031	54	353-060-026
21	353-202-002	55	353-060-025
22	354-081-004	56	353-033-025
23	354-101-001	57	353-041-026
24	354-062-024	58	353-052-044
25	355-042-022	59	353-075-029
26	355-102-005	60	353-082-022
27	355-045-005	61	355-111-008
28	355-033-007	62	355-112-010
29	355-123-034	63	354-192-003
30	355-037-014	64	353-262-014
31	355-122-026	65	355-420-010
32	355-121-004	66	355-420-026
33	354-072-017	67	355-370-061
34	354-131-004		

Lien Foreclosure Actions Authorized by Unanimous Board Vote in earlier executive session on October 5, 2010.

355-403-006-4

353-182-010

Hospitality and Activities – Jovan Grogan, Acting Manager

Action to be considered – Approval / Rejection – Capital Improvements for Lodge Bar & Grill in an amount not to exceed \$15,000.00. MSC (Chenette / Johnston) Moved that the Board of Directors authorize the General Managers to purchase and enter into contracts for the installation of seven (7) additional televisions and related audio/visual equipment for an amount not to exceed \$15,000.00 for the Canyon Lake Lodge facility. Further moved that the funding shall be drawn from the funds previously allocated from the Community Facilities Fund to the Operating Fund to cover the costs associated with the Lodge Bar & Grill. Motion carried unanimously.

Bob Cline – 3716-317 – Bar & Grill Furniture

Inga Loy – 3716-606 – Lodge Furniture

Larry Neigel – 14973-018 – Capital Improvements and Board Minutes

John Guzman – 3720-173 – Asset protection

Action to be considered – Approval / Rejection – Replacement of carpeted areas within the Country Club in an amount not to exceed \$12,483.00. MSC (Johnston / Chenette) moved that the Board of Directors authorize the General Managers to enter into a contract with Floors & More to award a contract for the replacement of all carpeted areas in the Canyon Lake Country Club, with the exception of the ProShop, for an amount not to exceed \$12,483.00 Further moved that the funding shall be drawn from the Repair and Replacement Reserve. Motion carried unanimously.

COMPLIANCE MANAGER – KATHRYN RICH

Action to be considered – Approval / Rejection – Committee Chair Appointment – Community Patrol Committee. MSC (Chenette / Johnston) moved that the Board of Directors appoint Member Irving Levy as the Community Patrol Committee Chairperson. Motion carried unanimously.

ACC BOARD APPEALS – **There were none.**

CLOSING COMMENTS – **There were none.**

ADJOURNMENT – **8:39 PM**

Respectfully Submitted,

Paul Chenette, Secretary