

**CANYON GRANADA ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
April 23, 2016 **APPROVED**

**CALL TO ORDER:** The meeting was called to order at 2:01 p.m. by President Roy Koenig at unit #624. Other board members present were Treasurer Hap Blaisdell, Secretary Greg Purdy, Director Rosie Sandragorsian and Director Michael Mazzuca. Homeowners present: One.

**HOMEOWNERS' COMMENTS:** Landscaping and fruit trees.

**MINUTES:** A motion was duly made, seconded and approved to accept the March 12, 2016 board meeting minutes.

**TREASURER'S REPORT:** Blaisdell reviewed the March 2016 financial statements with \$25,076+ in the general account and \$223,855+ in the reserve account. A motion was duly made, seconded and approved to accept the March 2016 financials. Board discussed budget for FY 16/17. A motion was duly made, seconded and approved to increase dues to \$385. This budget will be mailed to owners with the annual mailing.

**COMMITTEE REPORTS:**

- 1) Landscaping –
  - a) Bermuda grass to be handled by Cindy. Management to check with DWA if we can re-seed inside gates only?
  - b) Citrus trimming instructions were given to Rigo by the landscape committee.
  - c) Rigo to make sure irrigation time clocks are working correctly and, if not, have them professionally checked.
  - d) Plant replacement within the gates has been completed at a cost of \$540. Within the next few weeks, phase II will start at a cost of about \$300.
- 2) Architectural – Door lock standards were discussed. Tabled pending further research.

**MANAGEMENT REPORT** – Gate code will change to 0704 starting June 1. Notice will be sent to owners.

**UNFINISHED BUSINESS:**

- 1) Maximum Security – Board reviewed estimates to replace the 700 building cameras. Cost is \$2,963 plus \$1,500 per year for Time Warner internet connection (which will also service 600 building). Tabled pending further research.
- 2) Roof maintenance update – Tabled
- 3) Electrician Status and lights by fountains – Tabled
- 4) Pool Plastering – Board reviewed pool and spa estimates for re-plastering. A motion was duly made, seconded and approved to re-plaster the two spas not to exceed \$6,240. Contractor will be directed to purchase tile for pools also and will be stored in HOA storage, so we will not have to worry if discontinued before we do the pools next year.
- 5) Door refinish schedule – Tabled

6) Stucco touch up – Bid was reviewed for upper floors in the amount of \$6,500. A motion was duly made, seconded and approved.

**NEW BUSINESS:**

1) Gate code will be changed June 1<sup>st</sup> to #0704 and notice will be mailed to owners.

**NEXT MEETING DATE:** The next board meeting will be May 14 at 2:00 p.m. at unit 624. Hearing for homeowner violation for owner held in executive session.

**ADJOURNMENT:** With no further discussion, the meeting adjourned at 4:20

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Secretary

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Date