

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
February 13, 2016 **APPROVED**

CALL TO ORDER: The meeting was called to order at 2:08 p.m. by Secretary Greg Purdy at unit #624. Other board members present were: Treasurer Hap Blaisdell, Rosie Sandragorsian and President Roy Koenig via telephone. Homeowners present: None.

HOMEOWNERS' COMMENTS: None.

MINUTES: A motion was duly made, seconded and approved to accept the January 9, 2016 board meeting minutes.

CORRESPONDENCE: None.

TREASURER'S REPORT: Blaisdell reviewed the January 31, 2016 financial statements, which reported \$19,091 in the general operating fund and \$267,867 in reserve accounts. No collection or delinquent accounts.

COMMITTEE REPORTS:

- A. Landscaping – Reliable will be fertilizing lawns and re-seeding bare spots.
- B. Architectural –
 - a. A motion was duly made, seconded and approved that awnings or shades attached to exterior of building be made of Sunbrella fabric with the approved color being Oyster. Also, owners will assume all liability if awnings cause any damage to anything or anybody.
 - b. Architectural application for patio awning was sent back to owner for fabric and color revision per adopted architectural guidelines.

MANAGEMENT REPORT – Management to provide new owner list for board. East spa is leaking water and leak detection is needed at a cost of \$850. Board advised management to move forward. Management was instructed to obtain bids for re-plastering pools and spas. Trees will be trimmed in March.

UNFINISHED BUSINESS:

- A. Desertscape and irrigation update – Avenida Granada landscape project should start by end of February.
- B. Door painting and door locks– This will be started in February. Locksmith will meet with Greg to discuss replacement lock makes and models for architectural guidelines.
- C. Roof inspection – Roof inspection has been slated for the whole complex.
- D. Capital improvements – Greg reviewed recommendations from January 25 Architectural Committee Meeting.
- E. Common Area Responsibilities and Arch Guidelines – HOLD

NEW BUSINESS:

- A. Recycling – Management will check with PSD to see what we can do to increase our pick up at south recycling bins and/or enlarge area to accommodate larger bins?
- B. Electrician Status – Board and management discussed emergency response and light care. Cindy will investigate services.
- C. Reserve Study–A motion was duly made, seconded and approved at a cost of \$575 for this year's report.

Board met in executive session to discuss an owner's claim for reimbursement.

NEXT MEETING DATE: The next board meeting will be March 12 at 2:00 p.m. in #624.

ADJOURNMENT:

With no further discussion, the meeting adjourned at 3:29 p.m.

Secretary

Date