

CANYON GRANADA ASSOCIATION**BOARD OF DIRECTORS MEETING**January 9, 2016 **FINAL**

CALL TO ORDER: The meeting was called to order at 2:04 p.m. by President Roy Koenig at unit #624. Other board members present were: Treasurer Hap Blaisdell, Secretary Greg Purdy, Vice President Corbin Stevens and Rosie Sandragorsian. Homeowners present: Joe Encarnacion, Melinda Stevens, Cherie Baker, Roy Yoshimatsu and Steve Brown.

HOMEOWNERS' COMMENTS: Lifted sidewalk, dead queen palm, water pipe issue, hot water heater door broken, dead Hibiscus and replacement.

MINUTES: A motion was duly made, seconded and approved to accept the November 14, 2015 board meeting minutes, the November 14, 2015 organizational meeting minutes and draft approval of the November 14, 2015 annual meeting minutes.

CORRESPONDENCE: None.

TREASURER'S REPORT: Blaisdell reviewed the Decembers 2015 financial statements, which reported \$19,218.60 in the general operating fund and \$268,812.97 in reserve accounts. No collection or delinquent accounts. There is a question on why gas bill was so high. A motion was duly made, seconded and approved to accept December and November 2015 financials.

COMMITTEE REPORTS:

- A. Landscaping
 - a. Reliable is doing a better job although trimming is a little heavy-handed.
 - b. Grass looks awful from drought.
 - c. Not completed – removal of queen palm behind 500 building.
- B. Architectural
 - a. Door #725 needs new jam. Management will have replaced. Cement sq ft was off so bill was not paid.
- C. Social – No report.

MANAGEMENT REPORT – Management to provide new owner list for board. Pool heater is making a noise and will have it checked.

UNFINISHED BUSINESS:

- A. Update Turf buy-back and irrigation update – We did not receive buy back but we will continue with work which should start in February.
- B. Update Door painting – This will be started in February. Committee will update list.
- C. Water usage was discussed. We almost met our goal of 36%, but we are still working on further conservation.
- D. Common Area Responsibilities and Arch guidelines – Tabled

NEW BUSINESS:

- A. Water pipe interior – Discussed under homeowner comments.
- B. 2016 Capital Project – Board discussed capital projects that we need to prioritize such as pools, paving and painting. Architectural Committee will make recommendations by next meeting.
- C. Emergency Protocols – Board discussed what to do in case of needed work and who will make that call? Board will contact Roy and he will instruct management.
- D. Roof inspection – Tabled until next meeting.

NEXT MEETING DATE: The next board meeting will be February 13 at 2:00 p.m. in #624.

ADJOURNMENT:

With no further discussion, the meeting adjourned at 4:03 p.m.

 Secretary

 Date