

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
March 12, 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 and Secretary Greg Purdy. Homeowners present: Four.

HOMEOWNERS' COMMENTS: Landscaping.

MINUTES: A motion was duly made, seconded and approved to accept the February 13, 2016 board meeting minutes.

BOARD MEMBER: Corky Stevens resigned from the board and a motion was duly made, seconded and approved to appoint Mike Mazzuca to fill his position.

TREASURER'S REPORT: Blaisdell reviewed the February 2016 financial statements, which reported \$25,014 in the general operating fund and \$253,061 in reserve accounts. No collection or delinquent accounts. A motion was duly made, seconded and approved to move \$14,000 from Repair and Paint to Landscape reserves.

COMMITTEE REPORTS:

- A. Landscaping –
 - a. Owner donated some cacti that were planted in selected areas.
 - b. Rigo to trim citrus trees within the next few weeks.
 - c. Due to Corky leaving the board, Hap will serve as interim chair of the landscape committee. Mike Dobyhan has rejoined the committee.
- B. Architectural – None.

MANAGEMENT REPORT –Trees will be trimmed in March. Roy to repair broken solar light at phone board. Management to have post at east pool sign repaired. Next agenda: CC&R revision and gate code change.

UNFINISHED BUSINESS:

- A. Desert scape and irrigation update – Avenida Granada landscape project is complete.
- B. Door varnishing and door locks – Starting in April, we will block dates with doors for painter to gain access or varnish door when shut. Locksmith met with Greg to discuss replacement lock makes and models for architectural guidelines. Awaiting recommendation.
- C. Roof inspection – In the next two weeks, roofs are scheduled for inspection and maintenance.
- D. Recycling update – The new dumpster-type recycling bin has been installed in the south enclosure. Roy will provide a pole to help with opening the lids. Smaller containers to be removed.
- E. Stamped concrete – Board reviewed bids for concrete painting, repair, stamped

concrete replacement or paver installation? Management to get additional bids and perhaps only do main entry for now, but still TBD.

- F. Electrician Status and lights by fountains – Board discussed having a crew maintain the lighting for a monthly fee. Board decided to continue with board members and assistants replacing bulbs. Lights near fountain will be repaired when stamped concrete can be cut.
- G. Reserve Study – A motion was duly made, seconded and approved 2017 year’s report.

NEW BUSINESS:

- A. Water usage and meters – Board has been working on conservation. A map with each meter was provided, so usage can be tracked.
- B. Pool plastering – Board reviewed bids. Tabled for further review.
- C. Stucco touch up – Awaiting bids.

Board met in executive session to discuss legal matters and contracts.

NEXT MEETING DATE: The next board meeting will be April 23 at 2:00 p.m. in #624.

ADJOURNMENT:

With no further discussion, the meeting adjourned at 3:46 p.m.

Secretary

Date