

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
DATE APRIL 14, 2017

CALL TO ORDER:

President Roy Koenig called the meeting to order at 10:03AM. The location of the meeting is at Maryellen Hill & Associates Office. Other board members present were Treasurer Hap Blaisdell, Secretary Cherie Baker, and Steve Brown. Mike Mazzuca was absent.

HOMEOWNERS COMMENTS:

Paul Sansom was present along with Antonio Rodriguez from Pro Contractors, a contractor to discuss resurfacing the condo doors. Mr. Rodriguez discussed the logistics of how the doors will be done. He recommended anyone who plans to replace the hardware to do that first; he could plug the holes resulting in the change in door handle. He also said he could replace the weather stripping on the bottom of doors if needed at the homeowners expense. He could provide the type of weather stripping from adequate to best and let the homeowner choose.

A motion was duly made by Cherie to approve Mr. Rodriguez from Pro Contractors refinish two doors and allow the board to view the product before awarding him the contract. Hap second the motion; motion approved.

The two doors to be refinished are on Units 222 and 514

Two additional bids from Martin Painting Company and RRutia Development were proposed and are still on the table in the event Pro Contractors work is unacceptable.

APPROVAL OF MINUTES FOR THE February 25, 2017 MEETING:

A motion was duly made by Hap, and seconded by Cherie to approve the February 2017 minutes: motion approved.

CORRESPONDENCE:

None.

TREASURERS REPORT:

Hap Blaisdell reported the following:

1. Case balances are appropriate,
2. Reserve funds, two CD's and a savings account are moved to Pacific Western National Bank from Wells Fargo. Wells Fargo accounts are closed.
3. The HOA operated at a gain to date, \$1787 for March and at \$34,055 YTD.
4. No delinquency problems on HOA payments.
5. The gate and poor repairs are above budget.
6. A motion was duly made to approve the February and March financials by Hap, second by Roy; motion approved.

7. A discussion of an increase in HOA dues to \$30 a month or 7.89%, to assist with reserves that were reduced for pool repairs and landscaping costs. A motion was duly made by Hap to adopt the dues, second by Cherie, and a unanimous approval of the motion. One half of the increase will go into reserves.
8. There was a discussion of the reserve study and the increase in costs for future repairs and maintenance for the complex. A motion was duly made to accept the reserve study by Hap and second by Cherie; motion approved.

COMMITTEE REPORTS:

Landscape Committee:

Hap reports he sent out a report of the landscape items completed. There should be no new changes between now and fall.

Architectural Committee:

There have been some complaints the railings need to be painted. Paul Sansom has done some touchups as needed.

MANAGEMENT REPORT:

1. The attorney wants to do walkthrough for it's about to discuss what is owners responsibility and HOA responsibility to make sure it coincides with the CC&R.
2. Report of squeaky floors is an issue for a downstairs unit. It will be tabled for now and reviewed with the attorney walkthrough.
3. The south trash area, the receptacles have been moved so both face north for easier access.
4. There are about six trees near a gas line; Cindy will send us an action notice.

UNFINISHED BUSINESS:

Doors and Hardware:

1. Steve did an excellent job on researching the hardware for the doors. The locks and mechanisms have or are failing and need replacing. In keeping with the current aesthetics for the doors, two types of door locks were discussed. One is an electronic lock; the other is a keyed lock. After discussion, a motion was duly made to approve the following locks. Model FE365CAM609ACCRH Antique Brass Right handed Camelot Electronic Handle set with Accent Lever. Model F59GEO609CAM Antique brass Georgian Single Cylinder Interior Lock and Decorative Camelot Trim. Steve made the motion, second by Cherie; motion approved. Homeowners replacing the door hardware can only replace with the two models above.
2. The discussion regarding the door refinishing is above in the Homeowners Comments.
3. The Fountain is tabled for now until the door refinishing is complete.
4. Tree removal and cement replacement was discussed. Roy recommends the landscape committee review the issue and make a recommendation for replacement.
5. Cindy will get a bid on the slab replacement near units #711 and 712, and wait until the walkthrough with the attorney to discuss further.

NEW BUSINESS:

1. The phone system at the front gate can no longer be programmed due to its age and needs replacement. The new system will cost \$3500. A motion was duly made by Hap to approve the replacement, and second by Steve; motion approved.
2. The gate motors was discussed and tabled until next meeting.

NEXT MEETING:

Next meeting is Monday June 5 at 11:00AM at Maryellen Hill and Associates. We will try and do a walkthrough with attorney for CC&R at 9:00AM prior to the meeting. Cindy will contact attorney to make that happen.

MEETING ADJOURNED: 11:57AM