

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 24, 2017

CALL TO ORDER: President Roy Koenig called the meeting to order at 12:07PM. The location of the meeting is at Maryellen Hill & Associates Office. Other board members present were Treasurer Hap Blaisdell, Secretary Cherie Baker. Mike Mazzuca and Rosie Sandragorsian were absent.

HOMEOWNERS COMMENTS: Karen and Jeff Ross from Unit # 821 were present. They had questions regarding the front doors, which is addressed below. They requested approval to have a circulating pump attached to their water heater to provide more efficient hot water to their facets. They were advised they would need to have electricity pulled from their unit and not use HOA electricity for personal use.

APPROVAL OF MINUTES FOR THE JANUARY 14, 2017 MEETING: A motion was duly made by Cherie, and seconded by Hap to approve the January 2017 minutes: motion approved.

CORRESPONDENCE: No action needed.

TREASURER'S REPORT:

Hap Blaisdell reported the following:

1. Case balances are appropriate.
2. No collection problems.
3. Net gain for January \$772. Net gain for FYTD \$854
4. Need a resolution stating our policy to pay annual insurance premiums in full in stead of monthly. A motion was duly made by Hap to confirm we pay our annual insurance once a year. Cherie, seconded the motion: motion approved.
5. The security system cost data is not captured as well as Hap would like. They need to be categorized better. Hap will work on this.
6. We need to meet with the reserve consultant before preparing the budget. Hap and Cherie will work on this.

COMMITTEE REPORTS:

Landscape Committee:

The "winter" weather over the past few weeks has been most conducive to a vibrant landscape, as commented on by our long-term seasonal visitors. The committee wanted to acknowledge Moses' efforts in making this happen.

Smaller projects continue, as the need for improvements and replacements arises, such as, the hibiscus, queen palms, etc. As we gain more stewardship experience in dealing with our aging landscape, the need for more appropriate budgeting is becoming more and more apparent and will be taken into account in our up-coming budget cycle.

The Landscape Committee met on February 2, 2017 for an on-site review of problem areas. At the conclusion, Carmela joined us by phone. The principle concerns and recommendations include:

- ◆ The water drainage problem behind patios adjacent to Unit 714. This low point includes drainage from the tennis courts. The problem is one of egress from two of the patios. However, this problem is infrequent and of short duration, and happens only when there are heavy rains or irrigation problems. The committee felt that a simple solution of 20 inch stepping stones behind unit 714 would take care of the problem and at a minimal cost. Owners of Unit 714 agree. Stepping stones between the sidewalk and Unit 715 patio wall could be explored later if needed. Roy and Hap will work to make sure the stepping stones are flush with this sidewalk to avoid a tripping issue.
- ◆ The cause of the buckling patio slabs in Units 712 and 714 needs to be determined as well as legal responsibility and oversight for repairs. Cindy reports the responsibility to repair the slabs is the HOA.
- ◆ The over aged and dying Queen Palms east of the 600 building should be replaced once they cease to be an enhancement to the property. Three have been removed. What to replace them with us is under consideration. Hap will talk with the owners. This is tabled until next meeting.
- ◆ Rain drainage from the carport tile roofs along Avenida Granada in the desert-scape has created ruts in the desert-scape. This could be attractively dealt with on a more permanent basis by accented the 4 or so, rivulets with stones that are already in place which would hold back the DG.
- ◆ Need to remove the fichus between Units 711 and 712. It is believed the fichus is causing the sidewalk to buckle. Hap, Roy, and Cindy will work with notifying the owners and discuss options.

Architectural Committee:

Cherie will talk with Paul about assisting on the Architectural Committee, along with Mike to complete a survey of upper units that have glass that may have either failed (cloudy) or cracked. Once the survey is complete, make a recommendation.

MANAGEMENT REPORT:

A permit was not obtained prior to the pool heater installation in the East pool. Cindy is working with the City to review the issue.

Cindy made a police report of the Cactus that were cut down.

UNFINISHED BUSINESS:

1. Doors and Hardware – tabled until next meeting
2. Fountain – tabled until next meeting
3. East spa jets – the cost to repair the jets is \$1250. Roy made a motion to approve the money. Hap seconded the motion: motion approved.
4. CC&R update – The cost for the CC&R update will be between \$4500-6900. This is a mandatory update to stay in compliance with the State of California. Significant changes were made this past year. The CC&R's have not been updated since they were set in place in the 1980's. Cherie made a motion to approve the costs, Hap seconded the motion: motion approved.

NEW BUSINESS:

1. Lifting the concrete and tree removal at Units 711 and 712. The cost for the tree removal is \$450 each.
2. Flooding by the tennis courts is only an issue during heavy rains.

MEETING ADJOURNED: 1:28PM.

NEXT MEETING SCHEUDLE FOR FRIDAY, APRIL 14, 2017 AT 10:00AM AT THE MARYELLEN OFFICE, 1111 TAHQUITZ CANYON WAY, SUITE 120, PALM SPRINGS.