

CANYON GRANADA HOA

CALL TO ORDER: President Roy Koenig called the meeting to order at 12:00PM at unit #312. Other board members present were Hap Blaisdell, Vice President Mike Mazzuca, and Secretary Cherie Baker. Homeowner Bob Rosenberg was present

HOMEOWNERS COMMENTS: None.

MINUTES: A motion was duly made by Hap, and seconded by Cherie and to accept the November 2016 minutes; motion approved.

Treasurer's Report:

Blaisdell reported the following:

1. Cash balances are appropriate. Pacific Western CD was broken in order to pay for the West pool at an insignificant cost. The excess cash is going into a newly established Pacific Western savings account.
2. No serious delinquency problems.
3. Loss for December was due to fees and licenses, principally pool related and legal fees.
4. Water was almost at budget in spite of having to re-fill both pools after refurbishing.
5. Security system set-up and maintenance costs are now appropriately reflected in the financials.

Action Items:

- A. A motion was duly made by Hap and seconded by Cherie, to confirmed Board Officers Koenig, Mazzuca, Baker, and Blaisdell as signatures for Pacific Western accounts; motion approved.
- B. A motion was duly made to move the savings account from Wells Fargo to Pacific Western Bank. Hap made the motion, and seconded by Mike; motion is approved.
- C. A motion was duly made to designate a committee to coordinate updates to the reserve study and the FY 2018 budget/maintenance fee. Cherie made the motion, seconded by Mike; motion is approved.
- D. Develop a Conflict of Interest/Internal Control Policy, as requested by the Audit Report. Cindy will provide a standard Policy and bring it to the next meeting.

A motion was duly made to accept the financials for December. Hap made the motion, seconded by Mike; motion is approved.

CANYON GRANADA HOA

COMMITTEE REPORTS:

Landscape Committee:

Hap worked with Moses, and Rico regarding the Queen Palms at the North entrance that are dying. We have 8-12 on the property. It is suggested to remove the two at the entrance. Replacements for the palms should be by the Landscape Committee prior to next meeting.

Many of the Hibiscuses have mealy bugs. (Information only)

There is a planned water hike – rate hikes over a 4-year period is projected to be twice the costs they are now.

Architectural Committee:

The rear patio deck outside unit #712 out of alignment; cause unknown.

The sidewalk outside unit #714 floods. One potential solution is a French drain. Board members were to take a look at the issue. There was discussion how to address the issues. One potential solution is to drill for a drain. The Architectural Committee should discuss and make a recommendation.

MANAGEMENT REPORT:

There is a noise complaint and parking in Fire Zone. Cindy will send a letter for noise and parking issues.

Unfinished Business:

The doors and hardware is tabled.

Discussion about the fountain is tabled.

Doors" tabled for input from Donna and Lynn (re new doors) and from Paul (re locks). Mike will follow up. Note that owner s must pay for new doors. HOA pays for finish.

NEW BUSINESS:

Several complaints were made by homeowners regarding the excessive noise from the East pool heater. A motion was duly made by Mike regarding the replacement of the East pool heater, and seconded by Cherie; motion approved. The old heater will be sold to help offset the costs.

CANYON GRANADA HOA

Cherie will provide information flyer about the heating of west pool.

The West hot tub jet pipeline is broken, and will be replaced as soon as costs are received.

A motion was duly made by Mike and seconded by Hap to approve \$585 for a reserve study; motion approved.

The coating on the decking and stairs is no longer under warranty. The HOA needs bids from contractors that do the work.

The glass in the upper patios is double pane, and is failing.

To update the By-laws and CC&R will cost approximately between \$6,000 to 9,000. A bid

NEXT MEETING DATE: February 25, 2017 at 12:00PM at Mike Mazzuca's unit #212

MEETING AJOURNED: 1:14PM.