

**CANYON GRANADA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 5, 2017 at 11:00AMAT**  
**MaryellenHillandAssoc,1111TahquitzCanyonWay#120**  
**Palm Springs, California**  
*Agenda*

**I. CALL TO ORDER:**

President Roy Koenig called the meeting to order at 11:03AM. Other board members present are Treasurer Hap Blaisdell, Secretary Cherie Baker, and Steve Brown. Mike Mazzuca absent.

**II. HOMEOWNERS' COMMENTS:**

None

**III. APPROVAL OF MINUTES OF MEETING OF APRIL 14 & MARCH 24 ,  
2017**

A motion was duly made by Hap and second by Steve; motion approved.

**IV. TREASURERS REPORT**

- ◆ The HOA financials for May are not yet available, but as of 4/30/17.
- ◆ Cash balances were deemed appropriate, there were no collection problems, and net income for the first ten months of the fiscal year was \$1,720, even though the net for April was a minus \$1,735. The latter was due to landscaping services (tree removals, etc.), reserve study annual fee, and still more pool repairs. Treasurer is concerned over pool expenditures. Cindy will review the expenditures.
- ◆ Hap is anticipating breaking even for the 6/30/2017 fiscal year-end. He is concerned, however, regarding the 5/24/17 distribution of the maintenance fee increase letter and related annual information. Due to confusion resulting from a new state requirement regarding owners' annual reporting of official mailing addresses and its related form mailed to owners in March, fourteen owners' may not (probably did not) receive the 5/24 mailing. As a result their July 1st maintenance fee payments will be short, and those using payment vouchers will not receive the new fiscal year vouchers. Handouts were discussed. Post a copy of the 5/24 letter on the bulletin board. The blame for this problem starts with the state legislature.

A motion was duly made by Hap to approve the budget report, second by Steve; motion approved.

**V. COMMITTEE REPORTS:**

Landscaping:

- ◆ Landscape activity is essentially on hold until after summer. This includes tree removal and replacement. One hibiscus (100 building) needs to be replaced now, however, but for the most part all is looking good thanks to increased water usage. As well, stakes are being added to the remaining Mexican fence post cacti as a bandito deterrent.
- ◆ Board concurrence is requested for replacing the Japanese oleander that is obstructing the camera between buildings 500 and 600. Greg is again requesting that it be trimmed, but it seems impossible to keep it in an adequate state, and it is not that great a plant anyway. I recommend approval. Landscape committee discussion. The oleander will be reviewed immediately and committee will be

Architectural:

Nothing to report.

Social:

Nothing to report.

## **VI. MANAGEMENT REPORT: (5)**

- ◆ The contract with Brudvick Electrical was terminated.
- ◆ Unit 224 has a potential leak from the roof. There is a stain on ceiling and floor. This is being evaluated.
- ◆ There were 2-3 roof leaks fixed most likely due to heavy rains earlier in the year. We have an annual maintenance program to check the roof and determine any issues.

## **VII. UNFINISHED BUSINESS:**

### **A. Doors and hardware update.**

Cindy received the liability insurance and still need the workers comp from Pro Contractors before the work on the doors begins.

Door hardware has been selected.

Roy will get specks on lights for patios and balconies if residents want to change the lighting.

### **B. Gate phone system update**

Gate phone system is installed and operational.

### **C. Tree removal and cement replacement update**

Unit #712 is the HOA responsibility to pick up the patio and determine if the tree is one. Cindy will get two more bids.

Cherie motion to approve the work on 712 once the bids have come in, not to exceed \$2393. Steve second; motion approved.

Unit #711, is homeowner responsibility. 711 is tabled until after 712 is completed.

Bids for both residences is \$4747. Remove and jack hammer concrete, remove concrete and install new concrete. (\$2400 for each slab)

### **D. Gas meter and tree roots**

Not an issue at this time.

## **VIII. NEW BUSINESS**

### **A. Knox boxes (6-7)**

Fire Department requests Knox boxes on all entrances; they have been installed.

### **B. Water increase (7-8)**

Information only to show increases

### **C. Mailboxes (10-11)**

US Post Office requests we install new boxes. We will wait until they no longer work due to costs. Issue tabled.

## **IX. CORRESPONDENCE (12-)**

Discussed and no action needed.

## **X. NEXT MEETING**

September 9, Saturday at 1:00PM at MaryEllen Hill

## **XI. MEETING ADJORNED**

Meeting Adjourned 12:46PM