

**CANYON GRANADA HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
AT THE CANYON GRANADA TENNIS COURTS**

November 11, 2017 2:00PM

AGENDA

- I. **CALL THE MEETING TO ORDER:** President Roy Koenig called the meeting to order at 2:04 p.m. Other board members present were Vice President Mike Mazzuca, Treasurer Hap Blaisdell, Secretary Cherie Baker, and Property Manager Cindy Anderson. There were 19 homeowners present.

- II. **ESTABLISH QUORUM:** We established a quorum with 33 by ballot or in person.

- III. **APPROVAL OF MINUTES: November 12, 2016:** A motion was duly made by Jim Murdock , seconded by Cherie Baker a approved to accept the November 2016 minutes.

- IV. **INTRODUCTION OF HOMEOWNERS, CANDIDATES AND INSPECTORS OF ELECTION:** Roy Koenig introduced the board, management, inspector of elections and the candidates. He then requested that each homeowner introduce himself or herself.

- V. **PRESIDENTS REPORT:**

A new law in California regarding HOA's, called 4041, requires homeowners to inform the HOA of their current mailing address and where they want mail sent. Homeowners will receive a letter asking for their mailing address. If you have two addresses and want mail sent to both please let them know. You can only receive one ballot, so indicate which address to have ballots sent.

- VI. **TREASURER'S REPORT:**

Hap's retiring as the treasurer, and Ed Young was voted in as the new treasurer. Hap will continue to support Ed during the transition.

June 30, 2017 was the last year-end report. There was an increase in HOA dues to support the replace reserves.

Hap comments regarding the solvency of the HOA –The replacement reserves need to be stable. The condo's are 35 years old, and maintaining the units requires more work. The roof, painting, and pool maintenance are big concerns.

VII. EXCESS INCOME: Motion to resolve that any amount collected by or paid to the Association in excess of operating expenses for the year ending June, 30, 2018, shall be applied to the subsequent tax year Association Reserve account as provided by IRS Revenue Rulings 70-604 was duly made by , seconded by and approved.

VIII. COMMITTEE REPORTS:

Cindy – revising governing documents. The current documents are old and out of date. It's costly to have the documents created, but a requirement due to new laws governing HOA's.

We are replacing the bulletin board and mailboxes. Both are outdated and falling apart. Cindy is asking that all residents please send her information on any needed repairs or issues.

A. Landscape Committee:

Hap is staying on as chair of landscape committee.

This has been a tough three years weather wise. The trees and plants have not all faired.

There is a boring bug infesting the trees. Five trees need to be removed as soon as possible so they don't infect other trees. This will be accomplished as soon as possible.

Hand for Rico and Moses.

The hard rain in June has drained out the DG on the Granada side. New stabilizer will be added along with new DG to reinforce the ground cover. The rain was an anomaly, and hopefully this will fix future issues with heavy rain. We won't know until the next rain.

B. Architectural Committee:

Mike – Knox boxes for fire departments at the entrances for fire and medical emergencies.

Lights for outside the front doors and back patios have been approved by the committee. Cindy will put the approved lighting on the website and where they can be purchased.

The front doors of most of the condos need re-staining. We are in the process of finding contractor and will keep homeowners notified of when and the logistics behind it.

Greg Purdy has upgraded the security system. He needs a volunteer to tie in the other cameras. Roy is asking for anyone interested to contact him or Greg.

IX. ELECTION RESULTS

Cherie, Roy and Ed were elected for the board.

X. HOMEOWNERS FORUM

There is a request to either heat both pools or alternate heating each pool every other year. A vote of homeowners will be requested. The cost will be about \$100 per unit, per year to heat both pools.

XI. MEETING ADJORNED

Meeting adjourned at 14:54 PM

**FOLLOWED BY THE ORGANIZATIONAL MEETING OF OFFICERS AND
POOLSIDE POTLUCK**