

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
November 11, 2017

I. CALL TO ORDER:

President Roy Koenig called the meeting to order at 12 PM, other board members present are Vice President Mike Mazzuca, Treasurer Hap Blaisdell, Secretary Cherie Baker, and Steve Brown (by Phone).

II. HOMEOWNERS' COMMENTS:

None

III. APPROVAL OF MINUTES OF MEETING ON October 28, 2017 (1-3)

A motion was duly made to approve the minutes by, hap and second by Mike , motion approved.

IV. TREASURERS REPORT:

I have reviewed the October 31, 2017 financial report and recommend it be approved by the board for audit. Cash balances are appropriate, and we are operating well within budget, even though expenses exceeded income by \$1,160 in October due to annual audit fee and seasonal planting expenses. Year-to-date net income was \$5,059. Maintenance fee delinquency was zero!

H. J. Blaisdell, Treas.

A motion was duly made to approve the Treasurers report by Hap, second by Cherie, motion approved.

V. COMMITTEE REPORTS:

Landscaping Committee –

Four members of the Landscape Committee and President Koenig met on November 10th to review the status of all aspects of landscape (including lawn, shrubs and trees) and were well pleased. Discussion included the need for planning for future tree replacements as a part of an on-going master plan.

The extensive research and analysis of recent rainstorm problems on the northern desertscape by the desertscape Subcommittee was reviewed in depth with its architect, and it was concluded that we cannot outwit Mother Nature. Remedial efforts by Rico's staff have been effective and support the conclusion that a lower-cost solution would be appropriate. Accordingly, the committee concurs in the recommendation to merely add

sufficient enhanced DG to the extended problem areas to deter near-term run-off losses and to clean up the fractured rock mess adjacent to the sidewalk at a total cost of less than \$5,000.

A motion to accept Sands to Green proposal, made by Cherie, second by Steve, motion approved

Lastly, we endorsed exploring the use of an advanced watering technique to provide select desert landscape trees with life-saving water, if possible.

Bug is boring into trees, we have four trees. Rico stopped by and advised Hap. It could become a serious issue.

A motion was duly made to remove the five trees that are infected. Two are carob trees and one is ash and the other a bottle tree. And the mesquite tree.

A motion to move remove the five infested tree as well as japenses orlianders. Cherie amended the motion to have Hap decide if others need to be removed without board approval because time is of the essence. Hap made the motion, second by Cherie and motion approved.

The tree removal \$350-\$550.

Hap suggested the trees replaced by a Tapjuanna. It has Yellow blossoms two months out to the year. It's resilient to the bore.

HJB, Interim Chair

A motion was duly made to approve a year-end bonus for Moses of \$400, by Mike, second by Steve, motion approved.

Architectural:

Attached is the inspection (Excel Sheet) of the stairs and deck coating. Generally the surfaces are in good condition. There are a few locations that are in need of repair due to delamination or cracking. It may be that the next best step is to have a couple of decking repair businesses look at the areas in need of repair and compare estimates. I can provide pictures if requested.

in Summary

124 & 125 Decking and one stair cracking

322 & 324 Stairs cracking & need recoating

521 minor cracking & separation on stairs

721 stairs cracking. Landing has been recoated/painted in a different shade.

722 one crack in stairs

725 one stair above landing cracked

821 4 steps cracking

822 top deck cracking and 5 stairs cracking

922 deck ok, 5 stair treads delaminating

Note-524 the stair rail (right side going up) is loose and bolts need to be tightened

Many of the stairs and decks are in need of a thorough cleaning.

Submitted November 10, 2017
Steve Brown, Unit 412

About half of glass windows appear to need replacing. Tabled for now.

The

VI. MANAGEMENT REPORT

None.

VII. UNFINISHED BUSINESS:

Doors discussed.

VIII. NEW BUSINESS:

None.

IX. CORRESPONDENCE:

None

X. NEXT MEETING:

January 20, 2018

XI. MEETING ADJORNED:

Meeting adjourned at 1:00PM