

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
October 28, 2017

I. CALL TO ORDER:

President Roy Koenig called the meeting to order at 1:15 PM, other board members present are Treasurer Hap Blaisdell, Secretary Cherie Baker (by phone), Steve Brown, and Mike Mazzuca.

II. HOMEOWNERS' COMMENTS:

None

III. APPROVAL OF MINUTES OF MEETING ON September 9, 2017 (1-3)

A motion was duly made to approve the minutes by Hap, and second by Cherie, motion approved.

IV. TREASURERS REPORT:

I have reviewed the September 30, 2017 financial report and recommend it be approved for audit by the board. Cash balances are appropriate, and we are operating well within budget (with 1st quarter of the fiscal year reflecting a gain of \$6,220).

Of note, there are no continuing unpaid maintenance fees or charges! This may be a first! There were two very old charges that Accounting deemed beyond the statute of limitation and therefore removed from the records. I concur.

Also of note, it is unclear whether we have received all the legal services we have paid for.

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

HJB, Treasurer

V. COMMITTEE REPORTS:

Landscaping Committee – DG Landscape review (3B)

The fall replacement plantings are now complete. The old diseased hibiscus have been removed and replaced by torch boogies, tacomas and other plants appropriate for the current climate conditions. The winter lawn is spectacular, and the overall appearance of the property is in line with owners' expectations. Steve, Hap and Paul will assess gutter and dg/surface proposals for action at November meeting.

The Committee (which includes the recent addition of owner Paul Sansom) will be meeting in

early November to assess the condition of the landscape as well as long-range needs, including tree removal and replacement. In that regard, you should note that 3 large ficus trees have recently been removed relating to patio slab and walkway disruption. Mesquite and other trees continue to reflect their age and problems with climate, drought and insects throughout the valley.

Moses has continued to do an outstanding job as our day gardener and has taken a personal interest in the appearance of our property. The committee therefore again recommends a year-end bonus of at least \$400 as our show of appreciation.

Rectifying the destruction of the DG surface on the slopes of our desertscape on Avenida Granada (in the "hurricane" following our September board meeting) requires board action. It is quite clear that the DG surface originally placed was inappropriate to handle any run-off. Run-off from the tile roof of the carports as a result of heavy rainstorms (infrequent though they may be) adds a larger dimension to the problem. In searching for an appropriate solution the committee has sought guidance from landscape professionals as well as gutter specialists. This will be shared at the October board meeting where hopefully an appropriate solution can be adopted.

HJB, Interim Chair

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

Architectural:

- Decks need repairing. Cindy will look and provide additional bids for decking.
- Cherie to do a survey, of all upper story glass in decks prior to the November meeting.
- Unit 814 has the storage unit they no longer want. The key was turned in. It's now available.

Social:

- Ordered chairs and table for annual meeting.
- Steve will get water for the potluck.

VI. MANAGEMENT REPORT (4)

- Problems with the front gate are on-going, it was the switch. Still have the button and can open it but cannot keep it open.

- The 700 building outside lights were out. Apparently Rico's guys knocked over the light and didn't tell Rico. The issue is resolved.

VII. UNFINISHED BUSINESS:

A. Doors and hardware update

Mike has a potential door painter. The bid includes:

- 2-3 doors at one time
- 8 hours to dry
- Remove all the weather stripping.
- \$275-\$300 per door.
- Use a solid stain instead of clear stain.

Mike will contact contractor this week and have his door done to see the work, and then go from there.

B. Mailboxes (5)

- Got new mail boxes with bid \$6472.50
- Need a new bulletin board. The current one was original and is due for replacement. The bid is around \$500. Cindy will get the bids

Motion was duly made extend the money for the mailboxes for \$6472.50. Steve motion, Cherie second, approved.

C. Cement Steps (6)

Tabled for next meeting.

D. Annual Meeting update

The attorney will not be present.

E. CC&R update

Explain process to homeowners so they are aware of changes coming.

VIII. NEW BUSINESS:

A. Pool Service (7-11)

Second bid has been provide. Victor's staff has not taken care of the decorative tile and other issues. Should we look at for a new company? Decision to give him a chance to fix issues, and review next month.

Temperature will be brought up to 85 degrees.

B. Pest Control (12-15)

Dewey provided a bid for pest control. Our current provider was not working to our expectations.

Dewey will provide discount to individual homeowners.

A motion was duly made to change pest control to Dewey by Cherie and second by Hap, motion approved.

C. Roof (16-18)

Table until next meeting

D. Financial Services (19-24)

A motion was duly to approve for a \$20 a month increase for financial services made by Hap and second by Mike, motion approved

IX. CORRESPONDENCE:

None

X. NEXT MEETING:

Next meeting is the annual meeting on November 11, 2017 at 2:00PM. Our Board of Directors meeting is at 12:00PM in unit 511. The organizational meeting is scheduled directly after the annual meeting.

January meeting is scheduled for January 20, 2018 at 1:00PM

XI. MEETING ADJORNED:

Meeting adjourned at 2:46PM