

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2017 at 11:00AM AT
MaryellenHillandAssoc,1111TahquitzCanyonWay#120
Palm Springs, California
Agenda

I. CALL TO ORDER:

President Roy Koenig called the meeting to order at 1:01 AM. Other board members present are Treasurer Hap Blaisdell, Mike Mazzuca, and Steve Brown. Cherie Baker absent.

II. HOMEOWNERS' COMMENTS:

None

III. APPROVAL OF MINUTES OF MEETING OF June 5, 2017

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

IV. TREASURERS REPORT

The following financial statements have been received and carefully reviewed since our last meeting. I recommend they be approved subject to audit: May 31, 2017, June 30, 2017, Year-end Jun 2017, July 31, 2017 and August 31, 2017*. All had been distributed to board members on a monthly basis. In addition I request confirmation of the reallocation of \$8,000 from Pool Reserves to Landscape Reserves on 6/30/17*.

Of additional note, we ended FY 2017 (6/30/17) with a net gain from operations of \$4,345 which owners authorized to be transferred to Unrestricted Funds (at our 11/16 annual meeting). Pool expenditures, however, were seriously over budget for the year, which is a matter of concern for which I recommend board review.

And with regard to August 31, 2017, cash balances are considered adequate, and delinquencies continue to be sub-minimal. As well, FY net income to date is \$3,731.

A motion was duly made by Hap to approve the Financial report for May, June, July, Aug, and the end of the year, second by Roy; motion approved.

A motion was duly made by Hap to reallocate \$8,000 from pools to landscape, second by Mike; motion approved.

V. COMMITTEE REPORTS:

Landscaping:

- ◆ We survived the record-setting summer temperatures with lawns in the best shape for any summer in years and water costs within budget. Trees and shrubs, however, are showing problems that must be dealt with, this is the result of last year's drought and this year's heat as well as the age of our trees and shrubs. This can be observed throughout our desert community and isn't just related to Canyon Granada. Also, seriously invasive (read that as costly) root systems, especially in the ficus trees, have already resulted in our having to remove several of these trees and repair patio slabs, with more to come. I am working with Rigo re other tree problems.

Citrus trees look good, but fruit crop is somewhat below normal due to an ill-timed windstorm last spring that blew off blossoms that had just set. As well, the bee population isn't what it needs to be.

The remaining hibiscus shrubs have not resumed their attractive blooming status, and most will need to be replaced. Also cumquat shrubs (trees) have started going into terminal funk requiring replacement.

Our recent emphasis on new varieties, however, is paying off and is continuing. Tacoma, lantana, torch bogies, birds of paradise and Mexican birds of paradise have proven themselves and are being used as replacements. The landscape committee will clearly have its hands full when it is re-activated in the fall.

The Palm Springs City Council has helped with our noise, fumes and dust problem with the leaf blowers by outlawing non-electric ones starting 2019. Landscape personnel face on-going complaints from various owners. We solicit your input for dealing with these complaints.

Lastly, Moses (our hard-working day gardener) is facing some serious surgery within the month. Rigo will have extra support staff during this period, which includes tree pruning, winter lawns, etc.

Architectural:

Nothing to report.

Social:

Nothing to report.

VI. MANAGEMENT REPORT: (5)

Manage was directed by board to get additional bids for pool service. Manager's report was reviewed.

VII. UNFINISHED BUSINESS:

A. Doors and hardware update.

We will be looking for another company to paint the doors as we have not received insurances from the other company. Door hardware has been selected.

B. Mailboxes.

Post office is still requesting the new mailboxes. Management will get bid.

C. Tree removal and cement replacement update

#711 and 712 cement slab have been completed. Tree across from 712 needs to be removed along with the tree that is lifting stairs to carport and tree farther west. Hap will instruct gardener to remove the 3 trees.

VIII. NEW BUSINESS

A. Annual meeting

Is scheduled for Nov 11 at 2 pm and to be followed by potluck. Board meeting will be at 12 pm at unit #511 before annual.

B. Pest control

New bid was provided and board instructed management to get another.

IX. CORRESPONDENCE None

X. NEXT MEETING

October 28, Saturday at 11:00 AM at MaryEllen Hill offices

XI. MEETING ADJORNED

Meeting Adjourned 2:04 PM