

**CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 24, 2018 at 12:00PM AT
Maryellen Hill and Assoc, 1111 Tahquitz Canyon Way #120
Palm Springs, California
*Agenda***

I. CALL TO ORDER:

President Roy Koenig called the meeting to order at 7:28AM. Other board members present are Vice President Mike Mazzuca, Treasurer Edward Young, Secretary Cherie Baker via phone, and Steve Brown.

David Goldberg unit #612 attending.

II. HOMEOWNERS' COMMENTS:

None.

III. APPROVAL OF MINUTES OF MEETING OF January 21, 2018.

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

IV. TREASURERS REPORT

I have reviewed the January 31, 2018 financial report and recommended it be approved by the board for audit. Cash balances are appropriate. January expenses exceeded income by approx. (\$1129.00). Possible drivers included:

Flood Damage in unit 214

Enter Gate Repair - Camera relocation? Will be reimbursed by UPS. A driver hit the camera.

Water expenses are approx. 9% over YTD

Pest Control transition cost? Overlap in JAN2018 between Dewey and Echolab? A back payment will be made.

YTD net income was \$1368.00

Maintenance Fee Delinquency is minimal.

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

- ◆ A motion was duly made to lien, #512111020 by Ed, second by Steve. Motion approved.

V. COMMITTEE REPORTS:

Landscaping:

◆ Landscape Security

-Based on input from Committee and board members, Rigo and I made a detailed inspection of security needs along the west wall around to the west carport. They were more extensive than I had expected, in part due to fenced offsets and old trees which have prevented full success at earlier attempts at growing uniformly effective barrier shrubs (Bougainvillea and Pyrocantha) along remaining portions of the wall. As a result, a few scrub trees and Japanese oleanders will need to be removed along the wall and an estimated 75 mature shrubs planted to achieve the security, privacy and appearance we desire. We discussed pruning and maintenance of the shrubs, and he and Moses have a firm understanding of what and why. Rigo will have a proposal for the up-coming board meeting. I plan to be there to explain, answer questions and receive your suggestions. I request authority to proceed with the project.

-The open area above the north carports is another area that is an open invitation to break-ins. It would be appropriate to deal with some low-cost solutions here, too.

-Another security area that should be dealt with is the pedestrian gates. In spite of signage, they are frequently unlocked, largely by residents, some purposefully. Moses and Rigo will be more observant in seeing that they are locked, but certain residents seem to be the problem.

Other Trees

-The over-grown ficus at the east end of the north carports (adjacent to unit 515) is creating a parking problem and a potential root problem. It soaks up water and serves no useful purpose. I request authority to remove it.

-Two dying trees have been removed (near 811 and 411). Propose to replace them with attractive Madascar palms, as suggested by Rigo. Both are in lighted locations.

Approved by Board.



Architectural:

- ◆ The Architecture Committee has approved the following:

- **Locksets**

Owners may at their expense replace their door hardware sets with:

Schlage antique brass handle set with Camleot/Georgian knob
Home Depot Model # f60 v cam 609 geo

This is available in a standard deadbolt or an additional purchase of an electronic digital key pad.

This lockset is generally in stock at Home Depot as well as surrounding hardware stores.

Prices as of February 20, 2018, 109.00 + tax, for handle set and dead bolt.

Electronic/digital key pad in place of deadbolt is \$104.00 + tax
(Unit 412-lower unit has the digital key lock)

This handle set is a different dimension than the existing handle sets and your existing lower handle hole will need to be plugged.

- **Porch & Patio Lights**

Owners may at their expense replace their porch and patio lights with:

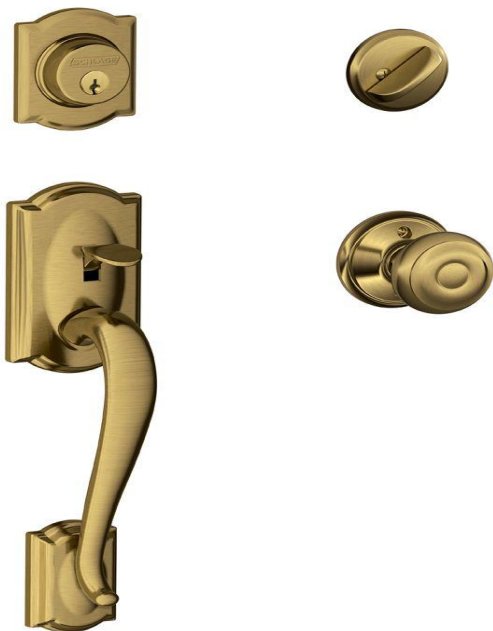
Lamps Plus Bay View Collection Bronze 9 ½" high outdoor wall light.
style 94593.

Lamps Plus will ship directly to you or you can order and pickup at the store.
1 800 782 1967 or order on-line.

Price as of February 20, 2018 \$130.00 + tax

This information with photos is available on the Canyon Granada HOA website under the homeowners section, governing doc/rules/policies.

Motion was duly made to approve above by Cherie, second by Mike, motion approved.



Social:

- ◆ Nothing to report.

VI. MANAGEMENT REPORT: (5)

- ◆ UPS Money.
Payment is for damage to a camera by a driver.

VII. UNFINISHED BUSINESS:

A. Doors (1-2)

- ◆ HOA is taking responsibility for the outside of the door finish.
- ◆ The homeowner is responsible for the door replacement.
- ◆ Need to get vendor in to do one door refinished to determine the dark stain. We will redo #212 with a dark stain to see.

Motion was duly made to approve one door finished on #212, by Ed, second, Mike; motion approved. Cindy and Steve will make calls for additional estimates.

B. PORCH/PATIO LIGHTS AND DOOR HARDWARE

See above for approved lights and hardware.

C. CC&R UPDATE

Need to be reviewed by next meeting and any comments go to Cindy.

D. CAMERAS/VIDEO SYSTEM

Steve and Greg did an assessment of the camera for the 14 cameras. Steve provided a verbal report. More work needs to be done in the assessment.

E. STEPS/DECKS (3-8)

- ◆ Review of two bids.
 - MC Builders bid is \$4950. Just caulk and paint.
 - WICR, Inc. bid is \$13,185. Remove the surface and repair.

The extent of work is more extensive and warranted by WICR, Inc.

Motion was duly made for WICR, Inc., to do the work by Cherie, second by Ed, motion approved.

F. SPA (9-10)

- Osborn Pool; provided a bid for leak; for \$11,643.
- A second bid is requested. If it's within 5% of Osborn, we will have Osborn do the work. Motion was duly made to accept Osborn Pool after the second bid, by Steve, second by Ed, motion approved.

VIII. NEW BUSINESS

None.

IX. CORRESPONDENCE (11-16)

- ◆ Review of letters and violations. No action is needed.

X. NEXT MEETING:

7:00AM, hosting at Ed's in #914

XI. MEETING ADJORNED

Adjourned 9:19AM