

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 14, 2018 at 9:00 AM
AT Maryellen Hill and Assoc, 1111 Tahquitz Canyon Way #120
PALM SPRINGS CA
AGENDA

I. CALL TO ORDER:

President Roy Koenig called the meeting to order at 9:15 AM. Other board members present are, Treasurer Edward Young, by phone Secretary Cherie Baker, and Steve Brown.

II. HOMEOWNERS' COMMENTS:

None

III. APPROVAL OF MINUTES OF MEETING ON

A motion was duly made to approve the May 5, 2018 minutes by Cherie second by Ed Motion approved.

IV. TREASURERS REPORT:

I have reviewed the May 31, 2018 financial report and recommended it be approved by the board for audit. Cash balances are appropriate. April expenses are back in balance and our YTD net income was 2,728.92.

Landscaping expenses exceeded budget by 3,109.86 due to tree removal and bougainvillea plantings along the Palm Canyon side of the 100 building.

Water payments are over each month, however it is the norm for this time of year.

Maintenance Fee Delinquency total 2,482.50.

Motion to approve the treasures report by Cherie second, by Steve Motion approved.

V. COMMITTEE REPORTS:

◆ Landscaping:

May 18, 2018, Hap, the landscape committee chair provided an update after the May 5th meeting. He writes:

A recent impromptu meeting of Carmela, Corky and myself proved to be quite productive. The 3 principal subjects were as follows (and I was able to follow up with Rigo yesterday): up-grading the landscape appearance on the west side of the west pool, moving the dozen or so Bougainvilleas on the shady side of the wall to the sunny side, and replacing the 3 remaining queen palms on the front side of buildings 200 and 900.

First: the west side of the pool area is badly in need of attention and will become a priority in the next six months. Input is solicited from addressees re desired plantings, ground covering, etc., keeping in mind sun/shade limitations and keeping the pool free of debris.

Second: Rigo confirms that it is practical to move the Bougainvilleas on the shade side of the wall (which should never have been planted there) to the outside in a 2-step process to be completed after summer. Moses will handle. We will then be better able to assess the next step in the security/landscape project. In that regard, it was suggested that we include cholla cacti in our deterrent plantings.

Last: the queen palms in front of buildings 200 and 900 have long out-lived their beauty and usefulness and are creating problems. They need to be replaced by appropriate sun/shade shrubs. Your approval and suggestions are requested. Timing depends on summer heat.

July 1, 2018, Hap provides a current update on the landscape committee. He writes:

We have entered summer in excellent shape. Grounds are in the best shape ever for late June, and the projects that are being lined up for fall are in the category of improvements. The responses to my May 18 email were few, but positive. Responses to my recent "Banditos" email were most helpful. Summer activity will be limited, but we should plan to move ahead around mid-September.

I will try to organize plans logically. The first group will be things that are so logical that we will move ahead unless there are objections. The second group will await formal board approval, hopefully at its July meeting. In the meantime, the second phase of palm tree trimming is scheduled for the middle of July.

Group One (we will go ahead unless there are objections--although input is always welcome):

- Move what is left of the Mexican fence post cacti on Avenida Granada (8 or 9 plants) to appropriate locations within the walls. Replace them with appropriate plants that provide color where possible.
- Begin step one (see my 5/18 email) of moving Bouganvilla plants now inside the wall (in the West pool area) to appropriate sunny locations outside the west walls and assess judicious pruning of sun-robbing trees in that area.
- Replace dead barrel cactus at north gate.

Group Two:

- Finalize game plan for west pool area.
 - Remove 3 or 4 Queen Palms in stairwells at Buildings 200 and 900 (which have long since out-lived their beauty and usefulness) and replace with plants appropriate for sun/shade available. This will help save on annual tree trimming costs, as well.
 - Remove 1 freak tall, skinny palm from behind unit 915 for the same reason (pending concurrence of owner).

Motion to approve planting a lime tree outside of #711 and have the landscaper do the installation and ficus plant. Between his unit and the neighbor. Motion approved.

Motion to approve the queen palms per hHaps email later in the fall and moving the bougainvillea's to the sun. Ed motion, second, Steve. Motion approved.

◆ Architectural:

None.

◆ Social:

None.

VI. MANAGEMENT REPORT:

May 9, 2018

- Called Rigo for Canyon Granada asking why there is water in tennis court, to remove sprayers and put bubblers in, also have Moses clean out pool pits every week trash, etc.
- Janopoulos did touched up all stucco and pool tables
- Ernie to fix all lights out in S. Palm Canyon Drive
- Called D&A Awnings to replace or repairs awnings for units #111, 121, the side of #414, the back of #214 will do the beginning of next week.
- June lights our sent to Bob our new electrician to fix and Roy was gone.

The west spa is continuing to leak.

A list is completed a door assessment. Next week the goal is to call specific dates. Send to Steve to review and then to the door contractor for their review for the beginning of scheduling.

New electrician – Ask for a bid to come through, Bob Vielenberg.

VII. UNFINISHED BUSINESS:

A. Doors update:

See management report.

B. Cameras/video system

Tabled

C. CC&R Update

Tabled until next month.

D. Lighting

New electrician checking on lights and either Roy and/or Bob to replace.

VIII. NEW BUSINESS:

None.

IX. CORRESPONDENCE:

Attached.

X. NEXT MEETING:

Sept 14 at 4:00pm at Cindy's office.

XI. MEETING ADJORNED:

Meeting adjourned at 10:14AM