

**CANYON GRANADA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
March 24, 2018 at 7:00AM  
At unit 914  
AGENDA

**I. CALL TO ORDER:**

President Roy Koenig called the meeting to order at 7 08:AM. Other board members present are, Treasurer Edward Young, Secretary Cherie Baker via phone, and Steve Brown. Vice President Mike Mazzuca is absent.

**II. HOMEOWNERS' COMMENTS:**

None.

**III. APPROVAL OF MINUTES OF MEETING OF FEBRUARY 24, 2018 (1-6)**

A motion was duly made to approve the minutes by Steve second by Ed. Motion approved.

**IV. TREASURERS REPORT:**

I have reviewed the February 28, 2018 financial report and recommended it be approved by the board for audit. Cash balances are appropriate. February expenses are back in balance and our YTD net income was 4,323.00.

We received a check from Federal Express for \$1421.30 which put us back in the balance for enter gate repair.

Water expenses have increased approx 74% for the month. Due to increases in hot weather.

Budget - \$742.00

Actual - \$1294.00

YTD net income was \$4,333.00

- ◆ Past due

Maintenance Fee Delinquency totals \$1552.50. Past due accounts were discussed.

- ◆ Lien - None

Motion to approve the Treasury Report made by Cherie second by Steve. Motion approved.

**V. COMMITTEE REPORTS:**

◆ Landscaping: (7-9)

Steve, Roy, Ed, and Hap walked the area in the perimeter on South Palm Canyon. Some trees will need to be trimmed and not removed.

Motion to approve the inside wall south of the South Palm Canyon exit gate remove only tagged trees on a purple X on the tree. Made by landscape on the Made by Ed and Steve second, Cherie Abstained due to not seeing the proposed work. Motion approved.

Compliments by people on landscaping.

◆ Architectural:

Complaint on blowers, blowing dust.

◆ Social:

None.

**VI. MANAGEMENT REPORT: (10)**

Manager reported on on-going issues and have been rectified.

**VII. UNFINISHED BUSINESS:**

**A. Door update**

Door on Mike's is a significant change and much darker. A second door needs to be identified for second color. A color palate will be put together and have the Architectural Committee to look at a second door, and color, within the next week. Hap's door should be the second sample door.

Bid is \$410 per door.

Logistics is 2 doors a day, and is complicated due to owners' accessibility.

Table the issue for now due to time in the meeting.

Motion for Solid Rock to accept the bid by Ed, and second by Steve to the doors. Motion approved.

**B. Steps/Decks update**

Contractor is signed and give dates and then Cindy will notify the owners.

**C. CC&R update**

Tabled for now.

### D. Camera/video system update

Steve,

Do we want to continue with the camera system? Serious thought about on-going costs and work. Do we have value from the current cameras?

Below is an estimate.

Hi Steve-

Thank you for meeting to discuss enhancing the two older video systems. Based on our conversation and the assessment of the existing systems, I recommend the following:

#### **NORTH GATE**

1. Install the HOA's existing DVR in the insulated shed adjacent to the trash enclosure.
2. Provide UPS power supply and surge protector for existing DVR.
3. Replace the camera at the exit gate that views the exit lane. The new camera would be an HD Over Coax camera that provides a high definition image (1080P) that is close to an IP camera image. This camera includes an infrared illuminator that allows the camera to "see" in complete darkness up about 98'. The varifocal lens will be adjusted at the time of installation to provide the desired view of this area.
4. Replace the camera on the pole that looks west towards the carports. The new camera would be an HD Over Coax camera that provides a high definition image (1080P) that is close to an IP camera image. This camera includes an infrared illuminator that allows the camera to "see" in complete darkness up about 165'. The varifocal lens will be adjusted at the time of installation to provide the desired view of this area.
5. Replace the camera on the pole that looks east towards the carports. The new camera would be an HD Over Coax camera that provides a high definition image (1080P) that is close to an IP camera image. This camera includes an infrared illuminator that allows the camera to "see" in complete darkness up about 165'. The varifocal lens will be adjusted at the time of installation to provide the desired view of this area.
6. Reposition and replace the camera on the pole to provide an overview of the inside of gate entrance and exit and mail box area. The new camera would be an HD Over Coax camera that provides a high definition image (1080P) that is close to an IP camera image. This camera includes an infrared illuminator that allows the camera to "see" in complete darkness up about 165'. The varifocal lens will be adjusted at the time of installation to provide the desired view of this area.
7. Install conduit and new wiring from existing pole for cameras to new DVR location.
8. Paint new conduit and existing pole to match wall (HOA to provide paint).

Equipment and labor	\$2,980
Tax	\$110
<b>Total</b>	<b>\$3,090</b>

The system above is based on viewing the video on demand at the location of the DVR (insulated shed) using a monitor supplied by the HOA (HDMI equipped monitor is strongly recommended for best images). As an alternative, we could provide and install a point-to-point wireless bridge to allow the HOA's internet service installed in the 600 Building to be shared and used to allow this DVR to be connected to the internet and allow remote viewing. The cost of this option is \$ 1,640 plus tax of \$ 61 for a total of \$ 1,701.

The HOA is to provide a 110V outlet within the insulated shed to power the DVR and cameras.

## **SOUTH GATE**

1. *Install new 8 position HD Over Coax DVR with 6 TB of storage in the HOA's storage shed within the carport structure.*
2. *Provide UPS power supply and surge protector for existing DVR.*
3. *Connect existing two HD Over Coax cameras to new DVR.*

<i>Equipment and labor</i>	<i>\$2,220</i>
<i>Tax</i>	<i>\$82</i>
<i>Total</i>	<i>\$2,302</i>

*The system above is based on viewing the video on demand at the location of the DVR (carport storage shed) using a monitor supplied by the HOA (HDMI equipped monitor is strongly recommended for best images). As an alternative, we could provide and install a point-to-point wireless bridge to allow the HOA's internet service installed in the 600 Building to be shared and used to allow this DVR to be connected to the internet and allow remote viewing. The cost of this option is \$ 1,640 plus tax of \$ 61 for a total of \$ 1,701.*

*The HOA is to provide a 110V outlet within the carport storage shed to power the DVR and cameras.*

*The DVR and cameras have a three-year manufacturer's warranty, balance of system is one-year for equipment and labor.*

*Please let me know if I can provide any further information.*

*Thank you,*

*Steve*

*Steve Kaufer, CPP  
Maximum Security Alarm Systems  
[3700 Tachevah Drive, Suite 120](#)  
[Palm Springs, CA 92262](#)  
[\(760\) 770-0777](#)  
Fax [\(760\) 325-3785](#)  
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Tabled for now.

### **E. Spa Handout**

Tabled for now.

### **F. Reserve Fund Reallocation**

Tabled for now.

### **G. Reserve Study (11-14)**

Motion to approve to Reserve Study costs of \$1100 made by Cherie, second by Steve.  
Motion approved.

## **VIII. NEW BUSINESS:**

None

**IX. CORRESPONDENCE: (15)**

Violation, board action only.

**X. NEXT MEETING:**

May 5 at 9:00AM at MaryellenHill and Associates. 1111 Tahquitz Canyon Way #120, Palm Springs.

**XI. MEETING ADJORNED:**

Adjourned at 8:12AM