

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 16, 2019, 9:00AM
Maryellen Hill and Associates

I. CALL TO ORDER:

President Roy Koenig called the meeting to order at 9:13AM. Other board members present are, Treasurer Edward Young, Secretary Cherie Baker via phone, Director Mark Azar, Vice President John Palmer.

II. HOMEOWNERS' COMMENTS:

None

III. APPROVAL OF MINUTES OF MEETING ON

A motion was duly made to approve the January 19, 2019 minutes, motion approved.

IV. TREASURERS REPORT:

Per Treasurer, Ed Young -

I have reviewed the January 31, 2019 financial report and recommend approval by the board for audit. Cash balances are appropriate and our January net operating income/expense is 1,848.43.

Total reserve funds are 221,884.55

Maintenance fee delinquencies include:

One unit for \$2,649
One unit for \$938.50

February Treasurers report is delayed.

◆ Past due

◆ Lien

One lien motion to approve, Number 512111001, motion approved.

V. COMMITTEE REPORTS:

◆ Security report:

Write an email to residents to make sure the gates are locked behind them and not to leave items in your vehicles that are in plain view. It may be a deterrent to thieves looking for an easy target.

Cindy will get signs indicating cameras and surveillance are in progress.

◆ Landscaping:

Per Landscape Committee Chair, Hap Bardsell

Grounds continue to have best-ever appearance. The circle at the west gate as well as the west pool area have added color. We will continue to make minor upgrades as opportunities/recommendations present themselves. The security plantings continue to progress well.

BANDITOS attacked (3rd time in 18 months) outside the walls on South Palm Canyon. This time they took 3 whole plants. Replacements are in process. The transplanted Mexican fence posts now inside the walls, however, are safe.

The massive rainstorm and flooding last week have given focus to the long-standing flooding problems in and behind Units 512 and 714. The committee looks forward to working with the board to resolve these problems.

Respectfully submitted, Hap

◆ Architectural:

Requests for architectural items must be sent to the architectural committee and/or send an email to Cindy or attend a meeting.

◆ Social:

None.

VI. MANAGEMENT REPORT:

- The lawsuit against the HOA for landscaping is still in process.

VII. UNFINISHED BUSINESS:

- A. Door update: We will wait until fall to complete the doors. Some of the doors are bubbling up due to the heat.
- B. Cameras/Video Update:
- C. CC&R update: Still in progress. The matrix needs to be clarified, get our questions together and have the attorney modify and clarify.
- D. Roofs – Authorized \$2760 to redo Unit 922, 400 square feet install new layer membrane
- E. Painting: touch up – on the stucco.

Seal Coat for Parking Area: For the main entrance. Asphalt repair at the water erosion. Motion to hire asphalt to seal coat and repair \$9987, and complete in May or October depending on the availability, motion approved.

- F. Patio flooding: Costs \$4864. Install new drains to TABLED UNTIL NEXT MEETING.
- G.

VIII. NEW BUSINESS:

None

IX. CORRESPONDENCE:

None

X. NEXT MEETING:

April 27 from 9:00-11:00 at Maryellen Hill and Associates.

XI. MEETING ADJORNED: 11:04AM