

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 19, 2019
MaryellenHill and Assoc, 1111Tahquitz Canyon Way #120
Palm Springs, California

I. CALL TO ORDER:

President Roy Koenig called the meeting to order at 1:04PM. Other board members present are, Treasurer Edward Young, Secretary Cherie Baker, Director Mark Azar, Vice President John Palmer.

ORGANIZATIONAL MEETING:

The following is the organizational Board of Directors:

Roy Koenig, President
John Palmer, Vice President
Edward Young, Treasurer
Cherie Baker, Secretary
Mark Azar, Director

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:

I have reviewed the December 31, 2018 financial report and recommend approval by the board for audit. Cash balances are appropriate and December operating expenses are (611.61).

Our current balance in our operating account is 19,527 and our reserve funds total 21,623.

◆ Past due

Maintenance fees of \$2,649 are currently due for a unit.

◆ Lien

Board approved to Lien APN# 512-111-015

A motion was duly made to approve the Treasurers Report, motion approved.

V. COMMITTEE REPORTS:

◆ Landscaping:

The consensus of the Landscape Committee was that there was no need for a January meeting. Grounds are looking good, and projects are on target. As always, however, we are appreciative of any input.

A walk-around with Rigo, however, provided some items of note:

- Two of the old grapefruit trees in the back citrus grove are in very bad condition and need special care or possible removal. Rigo needs the go-ahead to act promptly. Corky concurs.
- With the arrival of winter visitors, failure to pick up dog droppings has become an annoyance to residents and landscape employees alike. Renters need to be made aware of the rules and abide by them, like everyone else.
- Dumpsters need to be clearly marked to avoid over-sized items (like dish-washers) being discarded in them.
- Rigo needs authorization to add DG on the slopes outside the walls when needed.
- Donations and "pups" of existing plants are being used if possible wherever new plants are needed
- The expanded use of plumeria is adding a workload and possible safety issues on stairs and walkways due to extensive large leaf and blossom droppings.

Respectfully submitted,
Hap

◆ Architectural:

- Homeowner wants to install wood vinyl composite flooring throughout the living space, to include kitchen/dining room/bathroom/living room. They provided a document that the product will have an IIC rating of 50 and above is most common in building code and HOA requirements. The product has a IIC rating of 61, which is higher. A motion to approve the installation of the product, by Ed and second by Mark, motion approved.
- The steps near the west pool were installed. They will remain as is.
- The fire lanes need to be scrapped and repainted.
- Cindy will get three estimates for repairing the blacktop.
- There are a number of concrete sidewalks that are now raised. They need to be addressed for determining how to fix.

- Hot water heater doors and vents are beginning to show age and some needs repair. The committee needs to review each building to determine which need repair.

◆ Security:

Electrical completed.

Future concerns are table for now.

◆ Social:

None

◆ Finance Committee:

None

VI. MANAGEMENT REPORT:

- Pool heating ballot, 10 yes, and 29 no. The west pool will not be heated.

VII. UNFINISHED BUSINESS:

A. Doors Update:

- Reschedule door paintings until fall. There are 14 doors left to do and one needs to be redone. Table for now.

B. Camera/video system:

- Additional information needs to be obtaining. Tabled for now.

C. CC&R update:

- Need to have a committee to go through it and make the changes.

D. Fire Ants:

- Due to weather they will be doing fire ant maintenance on May 3.

IV. CORRESPONDENCE:

X. NEXT MEETING:

March 16, 2019 at 9:00, Unit 914.

XI. MEETING ADJORNED:

2:20PM