

CANYON GRANADA OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING REGULAR MEETING
SATURDAY, MARCH 15, 2014 – 11:00 A.M. – Unit 611

MINUTES APPROVED

1. **CALL TO ORDER** – President Roy Koenig called the meeting to order at 11:08 a.m. A quorum was established consisting of Koenig, Vice President Corbin Stevens, Treasurer Hap Blaisdell and Secretary Greg Purdy. Manager Cindy Anderson was sick and Director Mike Mazucca had a business commitment.
2. **OWNERS FORUM** – None.
3. **MINUTES BOD Minutes 02-08-14**—Motion to approve. **Stevens/Blaisdell/Unanimous**
4. **CORRESPONDENCE** – None
5. **TREASURERS REPORT** – Blaisdell reviewed the February Financial statements which reported \$12,822.66 in the general operating account and \$275,298.59 in reserve accounts. Will start working on 2014-15 budget to approve at May board meeting. Attorney is now in possession of funds from past due account and will transfer to association shortly. Motion to approve.
Blaisdell/Purdy/Unanimous
6. **COMMITTEE REPORTS** –
 - a. **Landscaping** –
 - i. No report from Creative Landscaping about xeriscaping proposal. Will follow-up.
 - ii. Dead Queen Anne Palm near 212 to be removed.
 - iii. Suggested conservation guideline is to avoid watering mid-day. We might consider.
 - iv. There appears to be turf fungus near 915 (East Pool)
 - b. **Architectural** –
 - i. Coaxial failure in 100 building, so need to investigate if buildings our age (circa mid-80s) need to be upgraded, especially since coax now carries, data, phone and television.
 - ii. Landscape lighting being repaired by Corky and Roy.
 - iii. Recycle signs were supplied by Donna Cameron and installed in trash enclosures.
 - iv. Need to survey iron railing to confirm which must be repainted now.
 - v. If any original water heaters are still in use, it is highly recommended that they be replaced. Will address in next newsletter.

c. **Safety** – None

7. **MANAGEMENT REPORT** –

- a. Board directed manager to send violation letters to owners whose tenants have been observed with pets off leash. Will address in next newsletter.
- b. Rules & Regulations sheet will be updated, laminated and distributed to all owners. Should be posted in unit, especially if tenant occupied. Will address in next newsletter.
- c. Discussion about increase in short-term rentals and the City's (required) collection of TOT for anything less than 30 days. Will address in next newsletter.
- d. Manager must have copy of lease notification form. Will update form and address in next newsletter.

8. **UNFINISHED BUSINESS** –

- a. **Cement Patio Ballot** – Needed 41 Yes votes, but received 36 Yes and 11 No.
- b. **Doors, Gates & Stucco** – Hold for next meeting.

9. **NEW BUSINESS** –

- a. **Gates** – Motion for Mercer Low Voltage to make repairs to wheels on entry gates per proposal. **Stevens/Blaisdell/Unanimous**
- b. **Deck** – Motion for Powell Precision Painting to perform deck restoration on East Pool per proposal. Architectural committee to select final color and confirm walkway termination points per board discussion. **Purdy/Blaisdell/Unanimous**
- c. **Audit and Taxes** – Motion for Beck and Company CPAs to perform audit and complete tax return per proposal. **Blaisdell/Stevens/Unanimous**
- d. **Reserve Study** – Motion for SCT Reserve Consultants to perform Level III reserve study per proposal. **Blaisdell/Stevens/Unanimous**

10. **NEXT MEETING DATE** – The next BOD meeting will be Saturday, May 10 in unit 624 (Purdy Residence) at 11:00 a.m.

11. **ADJOURNMENT** Meeting adjourned at 12:18 p.m. **Blaisdell/Stevens/Unanimous**

Respectfully submitted,

Greg Purdy

Date