

CANYON GRANADA ASSOCIATION
ANNUAL HOMEOWNERS MEETING
November 8, 2014 **APPROVED**

CALL TO ORDER: The meeting was called to order at 2:05 p.m. by President Roy Koenig at the tennis courts. Other board members present were: Vice President Corbin Stevens, Treasurer Hap Blaisdell, Secretary Greg Purdy and Property Manager Cindy Anderson. There were 16 homeowners present.

ESTABLISH QUORUM: We established a quorum with 33 by ballot or in person.

MINUTES: A motion was duly made, seconded and approved to accept the November 16, 2013 meeting minutes.

INTRODUCTIONS: Roy Koenig introduced the board, management, inspector of elections and the candidates. He then requested each owner introduce themselves.

Reliable Tree Service was represented by Rigo. This is our new gardening company that will be taking over our gardening services on the 17th of November. He explained that he would need to trim bushes severely.

PRESIDENT'S REPORT: Roy Koenig thanked all the committee and board members for their hard work. He spoke about the incoming and outgoing gardening crews. Patricio will be missed and, if homeowners wish to give a parting gift, he will be here for a few more days.

TREASURER'S REPORT: Blaisdell reviewed the 2014 financials reporting that we are in good shape and well funded in the reserve with \$290,000+. Our dues have remained the same for almost six years and we have had no special assessments in 17 years. But due to the increase in our costs, we now find it necessary to raise dues to \$380 per month. This will start in January 2015 and homeowners will receive payment notices towards the end of December. We have a yearly audit that goes out to homeowners each year completed by Beck and Company. This will be my last year as Treasurer after 13 years.

EXCESS INCOME: Motion to resolve that any amount collected by or paid to the Association in excess of operating expenses for the year ending June 30, 2015, shall be applied to the subsequent tax year Association Reserve account as provided by IRS Revenue Rulings 70-604 was duly made, seconded and approved.

COMMITTEE REPORTS:

LANDSCAPE: Corbin Stevens stated that we are working with the DWA and the City of Palm Springs to apply for rebate funds of up to \$15,000 to fund desert-scaping. We have been working to move irrigation away from streets and building. Our new gardening crew will be trimming our trees and they are certified arborists. They will be reshaping the trees to bring them back into shape and are working on improving our lawns; this will be a process which will take a few years. They will have to trim back the bushes severely and we are asking homeowners to bear with us over the next few months.

ARCHITECTURAL: Roy Koenig stated we are working on lights throughout the complex and thanked Paul for wrought iron paint touch-up within the complex. Entry gate rollers were replaced and we will no longer have the fountain filled with water due to spillage. We will be refinishing and replacing some front doors over this next year.

SOCIAL: The potluck will start following the meeting at the East Pool with food and drinks. With one member having moved, they are looking for new members. Angie Hempy and Lynn Murray volunteered.

MISC:

- Greg Purdy discussed the Canyon Corridor Neighborhood Organization. There is a spike on crime in Palm Springs and everyone needs to be vigilant, especially due to the effects of AB109 (prisoner early release).
- Vacation rentals are 30 days and longer, and this will be strictly enforced.
- We will be get a new webmaster to help make our site more up-to-date and user friendly.

ELECTION RESULTS: 33 Ballots were received and the votes were as follows:

- Corky Stevens 38
- Rosie Sandragorsian 37

HOMEOWNERS FORUM:

Homeowners spoke about the following:

- Trimming of landscaping
- Pool heating
- Thanked the board for all they do.

ADJOURNMENT:

With no further discussion, the meeting adjourned at 3:25 p.m.

Secretary

Date