

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
October 25, 2014 **APPROVED**

CALL TO ORDER: The meeting was called to order at 2:09 p.m. by President Roy Koenig at unit #511. Other Board members present were: Treasurer Hap Blaisdell, Vice President Corbin Stevens, Secretary Greg Purdy, Director Rosa Sandragorsian and Property Manager Cindy Anderson. There was one homeowners present.

HOMEOWNERS' COMMENTS: Homeowner discussed desert landscaping.

MINUTES: A motion was duly made, seconded and approved to accept the September 13, 2014 meeting minutes.

CORRESPONDENCE: One to be discussed in exec session.

TREASURER'S REPORT: Blaisdell reviewed the September 2014 financial statements which reported \$24,849.08 in the general operating and \$287,223 in reserve accounts respectively. A motion was duly made, seconded and approved to accept the treasurer's report.

COMMITTEE REPORTS:

- **LANDSCAPE:** A motion was duly made, seconded and approve to move forward with the desertscape in the amount of \$15,000 with rebates of up to \$5,000. Cindy will ask a Reliable Landscaping representative to attend the annual meeting to discuss their scope of work and explain process.
- **ARCHITECTURAL:** New solar light is working fine above the entry gate directory.
- **SOCIAL:** Water and plastic utensils will be provided for annual potluck.

MANAGEMENT REPORT:

- Management discussed the ongoing maintenance issues.
- Management informed board about the new changes from state court case last week that will affect our new collection procedures.
- A motion was duly made, seconded and approved to give (gardener) Patricio Garcia his \$500 holiday gift early this year.
- It was suggested to use the City of Palm Springs' app to report the loose steel cover on the street at the corner of S. Palm Canyon and Avenida Granada, which is making noise every time a car goes over it.

OLD BUSINESS:

- A. **RENTAL RULES AND ENFORCEMENT PROCEDURES:** The board reviewed homeowners' comments. No changes were made and a letter will be mailed to owners telling them the ones that were previously mailed are now enforceable. A motion was duly made, seconded and approved.
- B. **DOORS:** Management discussed with board that cost for doors has gone up since bid from \$730 to over \$1,000. A motion was duly made, seconded and approved to proceed. Doors have been ordered.

- C. **BUDGET:** A motion was duly made, seconded and approved to increase monthly dues \$40

per month starting January 1st, 2015 to \$380. This is due to increase in landscaping contract; utility increases, especially water; and other rising maintenance costs. A letter will be sent informing owners to be followed by new coupons the 1st week of December.

D. **ANNUAL MEETING:** Annual meeting will be November 8 at 2:00 P.M. with potluck to follow around 4:00 p.m. 40 chairs have been ordered.

NEW BUSINESS:

A. **CLEANING OF STAIRS AND LANDINGS:** A motion was duly made, seconded and approved to have landings, stairs and carports cleaned throughout complex annually in November (before annual meeting). Should be added to budget for next year.

NEXT MEETING DATE: The next board meetings will be Saturday, November 8 at 10:00 a.m. in unit 611. Annual meeting will be at the tennis courts November 8 at 2:00 p.m. Organizational meeting will be held immediately after adjournment and just before potluck.

ADJOURNMENT:

With no further discussion, the meeting adjourned at 3:45 p.m.

Secretary

Date

Exec session was held about rental violations. Adjourned 4:02