

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 2014 APPROVED

CALL TO ORDER: The meeting was called to order at 2:15 p.m. by President Roy Koenig at unit #624. Other Board members present were: Treasurer Hap Blaisdell, Vice President Corbin Stevens, Secretary Greg Purdy, Director Rosa Sandragorsian and Property Manager Cindy Anderson. There were no homeowners present.

HOMEOWNERS' COMMENTS: Director Greg Purdy gave an update on recent neighborhood crime activity. It was also agreed to send a box of fruit to an owner who has been voluntarily painting Canyon Granada railings.

MINUTES: A motion was duly made, seconded and approved to accept the July 26, 2014 meeting minutes. Also, a motion was duly made, seconded and approve to rescind an owner fine levied at June 21, 2014 executive session.

CORRESPONDENCE: None.

TREASURER'S REPORT: Blaisdell reviewed the August 2014 financial statements which reported \$22,563 in the general operating and \$285,334 in reserve accounts respectively. Our budget is on target. A motion was duly made, seconded and approved to accept the treasurer's report.

COMMITTEE REPORTS:

- **LANDSCAPE:** All items are on agenda.
- **ARCHITECTURAL:** New solar light was installed above the entry gate directory.
- **SOCIAL:** Tionie LeBouef will no longer serve on the social committee (she has moved and returned the key to the social committee locker). Chris Kosis and Mary Jane Murdock remain on the committee.

MANAGEMENT REPORT: Management discussed the ongoing maintenance issues. Management changed parking number and requested reimbursement from paving company which they have now paid.

OLD BUSINESS:

- A. **RENTAL RULES AND ENFORCEMENT PROCEDURES:** The board reviewed changes in rental rules and enforcement. A motion was duly made, seconded and approved the documents. These will be mailed to owners for their 30-day comment period.
- B. **DOORS:** A motion was duly made, seconded and approved to install two new doors at #115 and #525 in the amount of \$730, and refinish up to 10 doors per the bid.
- C. **BUDGET:** Tabled until October meeting when new vendor bids received.
- D. **LANDSCAPING CHANGES:** A motion was duly made, seconded and approve the bid for \$19,000 for the Palm Canyon Drive lawn area as per drawings. We will submit the paper work for the \$10,000 DWA rebate, so the board will approve a maximum of \$9,000 in expenditures for this project. The contractor will be Sands to Greens.
- E. **LANDSCAPING BIDS:**
 - a. A motion was duly made, seconded and approved to contract with Reliable Tree Care for arborist services per their proposed bid. The landscaping committee will confirm exact tree count. Current landscape contractor will be asked to remove this service function from monthly bill.
 - b. A motion was duly made, seconded and approved to authorize the landscape committee to select one of the monthly landscaping maintenance bids submitted to the board. After additional review and negotiation, the committee is authorized to contract for up to \$6,700 per month. The possibility of combining arborist and landscaping services (for better value to the HOA) will also be investigated. Notice of cancellation to our current serviced would be on or around October 1.
 - c. Treasurer Hap Blaisdell will be given this information for budget revisions.
- F. **BANK SIGNATURE CARDS:** Board signed the bank signature cards for the bank.
- G. **WATER CONSERVATION:** Board reviewed information distributed by the water company. A \$10,000 turf replacement incentive is being offered by Desert Water Agency and \$5,000 by the City of Palm Springs. Guidelines are strict and Corky will continue to research. Other water conservation measures were discussed, as

well as notifying individual owners that they may be personally subject to fine if they violate the new mandated water restrictions (i.e. washing a vehicle without a shut-off nozzle).

NEW BUSINESS:

- A. **FOUNTAIN REPAIR:** Board discussed repair of entry fountain. At this time we will leave alone, as the overspray will be in violation of the water conservation rules and we are not yet ready to undertake a redesign.
- B. **SOLAR PANELS WEST SIDE:** Due to the solar rebates we will be able to replace all of our solar panels on the west pool for \$100. This saved us \$10,900 and gave us many years in savings on repairs.
- C. **P.S. AT YOUR SERVICE:** Management explained the new app for smart phones called P.S. At Your Service for reporting all kinds of items directly to the City with GPS and a picture.
- D. **ANNUAL MEETING:** Annual meeting will be November 8 at 2:00 P.M. with potluck to follow around 4:00 p.m. Management will order 40 chairs to be delivered and then picked up at the tennis courts. Association will purchase bottled waters, plastic utensils, plates, napkins, etc. The party notices will go out with the ballots.
- E. **COMMITTEE REVIEW/MEMBERSHIP:** Board discussed committee members. Management will check on insurances coverage.

NEXT MEETING DATE: The next board meetings will be Saturday, October 25, 2014, at 2:00 p.m. in unit 511, and 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.

ADJOURNMENT:

With no further discussion, the meeting adjourned at 5:40 p.m.

Secretary

Date