

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
 February 28, 2015 **APPROVED**

CALL TO ORDER: The meeting was called to order at 12:37 p.m. by President Roy Koenig at unit #214. Other Board members present were: Treasurer Hap Blaisdell, Vice President Corbin Stevens, and Secretary Greg Purdy. No homeowners were present.

HOMEOWNERS' COMMENTS: On behalf of owner Mary Jane Murdock, Greg discussed creating a plan for curb cuts on Canyon Granada walkways to assist those with mobility issues.

MINUTES: A motion was duly made, seconded and approved with changes to accept the January 10, 2015 meeting minutes.

CORRESPONDENCE: Homeowner requested that plants be planted to obtain privacy for back patio, but it was determined that common area space was too narrow to plant hedge. Homeowner requested that two trees be removed near their unit; will revisit in June or July when first round of all tree trimming has been completed.

TREASURER'S REPORT: Blaisdell reviewed the January 2015 financial statements which reported \$11,431+ in the general operating and \$301,904.02 in reserve accounts. We are running over budget in attorney's fees and gas. A motion was duly made, seconded and approved to accept the treasurer's report.

COMMITTEE REPORTS:

- **LANDSCAPE:** All but three fruit trees will be stripped and fruit placed by mailboxes. Management will try to secure a key for Roy to bait boxes. We need replacement plants in front of 611 above-ground, water shut-off valves. Timers for spas will be changed to 15 minute timers.
- **ARCHITECTURAL:** None
- **SOCIAL:** None

MANAGEMENT REPORT: Management to get bid for handicap ramps at three locations. Palm Canyon manhole cover is making noise when cars hit it. Greg will investigate through the neighborhood organization. Discussion about possible guidelines for exclusive-use, common areas (entry balconies and front patios) regarding furniture, decorative items, planters, etc.; might be a project for architectural committee.

UNFINISHED BUSINESS:

- A. **RULES AND REGULATIONS:** Management will make a few updates to rules and regulations, and bring to next meeting for review.
- B. **DOOR UPDATE:** We are waiting for the staining to be completed on the newly-installed doors.
- C. **WEBSITE STATUS:** Greg stated the site should be up and running within a week, and we were able to keep our same url.
- D. **OWNERS MAILINGS:** Tabled

NEW BUSINESS:

- A. **LANDSCAPE IMPROVEMENTS:** The board reviewed estimates from our landscaper for several ongoing issues that need correction. Four motions were duly made, seconded and approved: \$1,620 for new bender board; \$1,500 for removal of four trees too close to buildings and gas meters; \$2,997.50 to replant Bermuda base where needed; and \$766 for needed soil and plant replacement. One tree will be replaced.
- B. **STUCCO REPAIRS:** We are awaiting one more bid. Tabled.

NEXT MEETING DATE: The next board meetings will be Saturday, March 21 at 2:30 p.m. in unit 611 and April 25 at 10:00 a.m. at unit 624.

ADJOURNMENT:

With no further discussion, the meeting adjourned at 2:30 p.m.

Secretary

Date