

**CANYON GRANADA ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
 September 19, 2015 **APPROVED**

**CALL TO ORDER:** The meeting was called to order at 9:55 a.m. by President Roy Koenig at unit #611. The regular board meeting was preceded by an executive session/owner hearing. Other board members present were: Treasurer Hap Blaisdell, Secretary Greg Purdy and Vice President Corbin Stevens. Director Rosie Sandragosian was absent. No homeowners were present.

**HOMEOWNERS' COMMENTS:** None

**MINUTES:** A motion was duly made, seconded and approved with no changes to accept the August 15, 2015 meeting minutes.

**CORRESPONDENCE:** An owner has advised that he has removed his listing from a rental site that was showing a daily rate.

**TREASURER'S REPORT:** Blaisdell reviewed the August 2015 financial statements, which reported \$21,413.12 in the general operating fund and \$276,431.71 in reserve accounts. No collection or delinquent accounts. A motion was duly made, seconded and approved to accept August 2015 and FY2014-2015 financials. A motion was duly made, seconded and approved to reallocate reserve fund amounts to balance categories.

**COMMITTEE REPORTS:**

- Landscape: A motion was made, seconded and approved to appointment Mike Dobrin to the landscape committee.
- Architectural: A motion was made, seconded and approved to proceed with the Powell Precision Painting bid for \$4,947 for west pool deck restoration.
- Social: Ed Young & Roy Yasimatsu may want to serve on committee, so will ask them before next meeting.

**MANAGEMENT REPORT:** None.

**UNFINISHED BUSINESS:**

- A. Rules and Regulations – Hold until next meeting.
- B. Landscaping –
  1. A motion was made, seconded and approved authorizing Canyon Granada President Roy Koenig to sign DWA Buy-Back Agreement.
  2. Mealy bug infestation is a growing problem. Motion made, seconded and approved authorizing Merit treatment for 25 “at-risk” citrus trees. Product cost per tree is \$150 and labor per contract terms.
  3. Discussion with Rigo on tree trimming. Can do full trim in October with possible risk of cold-weather damage OR do rounding in October and full trim in February. Decided on latter as Merit needs to be applied immediately (cannot trim close to Merit application), but—understanding—we will lose citrus with the delay.
  4. Should proceed now with hibiscus removal due to disease. Possible replacements are Tacoma and Manzanita.
  5. Discussion with Rigo about overall status of property and what the board’s expectations are for the next quarter.
  6. Over-seeding program is on hold pending municipal direction. If we do, Rigo recommended the first week of November due to more optimal weather conditions with the available water. If proceed, will only scalp to 1”.
  7. Reviewed comparative valve water usage per Corky’s spreadsheet.
  8. Corky will purchase Madagascar palm for pot at Canyon Granada main entry.
  9. Owner was upset with Rigo about pruning around owner’s unit. Cindy will investigate.

C. Security Cameras – Steve Kaufer from Maximum Security attended to answer questions about camera upgrade program. Motion made, seconded and approved to proceed with first phase (600 building due to recent crime activity) in the amount of \$3,492.

**NEW BUSINESS:**

- A. Reserve Study – Already completed (mistakenly added to agenda).
- B. Common Area Responsibility – Hold until next meeting.

**NEXT MEETING DATE:** The next board meeting will be Oct 17 at 12:30 a.m. in #624. Following board meeting is Nov 14 at 10:00 a.m. in #511 and the annual meeting will follow at 2:00 p.m. at the tennis courts.

**ADJOURNMENT:**

With no further discussion, the meeting adjourned at 12:30 p.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date