

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 22, 2023

CALL TO ORDER: The meeting was called to order at 9:04 a.m. by President Ed Young on Zoom. Other Board Members present: Vice-President – Mark Azar; Treasurer – Hap Blaisdell; Secretary – Karen Ross; Member at Large – Wayne Bunten; Management – Cindy Anderson. Several homeowners were also present.

HOMEOWNER COMMENTS: None

MINUTES: The minutes of the February 11, 2023, Board Meeting were unanimously approved upon motion of Hap Blaisdell, seconded by Ed Young.

TREASURERS REPORT: Treasurer Hap Blaisdell presented the following report:

The big news is that this will be my final Treasurer's Report, although I will be remaining on the Board. Wayne Bunten has been appointed as our new Treasurer. He has been an active member of our Finance Committee and is well qualified to assume this position. Sebastian Verrault and I will remain on the Finance Committee.

With the financial turmoil at the national level, this has been an unusually active period for our HOA. The board authorized action to keep our financial assets within the \$250,000 FDIC insurance limit by transferring a portion of our reserves to Pacific Premier Bank. We also reinvested two of our CD's at significantly higher rates, at long last. This is an area that will call for much more oversight now that we have exited an extended period of sub-minimal returns. I am therefore at this time suggesting that the Finance Committee be formally given the authority to make advantageous adjustments to our cash investment portfolio, reporting all actions to the board through the monthly Treasurer's Report. This will avoid needless delays and lost opportunities to improve our reserve investment returns. (The Board subsequently discussed this recommendation and determined that changes to the investment portfolio should still be submitted to the full board for review before implementation.)

Operating results continue to be hammered by unprecedented utility costs. After pending adjustments, operating results for March would indicate an estimated net loss of just less than \$1,000 and a year-to-date estimated net loss of \$2,000.

One of the pending adjustments is the missing March billing for electricity and another is a plumbing billing for a slab leak in an owner's unit which might be charged to the owner. I request board clarification of the latter. (The board discussed the matter of a broken sewer pipe between two units in the 900 building and determined that repairs were the responsibility of the HOA).

I would like to remind the board that the deadline is fast closing in on us to approve and distribute to owners the approved budget and monthly maintenance fees for the coming fiscal

year which begins this July 1st. (A special Board Budget Meeting was scheduled for May 3, 2023.)

Finally, as a matter of record, late fees for two very late special assessments were recorded on the accounts of the respective delinquent owners, as directed by the board. As of this date only one assessment remains unpaid. (A lien on the unit APN 512111509 with the unpaid special assessment was recommended and unanimously approved upon motion of Ed Young, seconded by Karen Ross.)

My last item is to request that the financial reports for February and March be accepted for audit. (The financials were unanimously approved upon motion made by Mark Azar, seconded by Wayne Bunten.)

LANDSCAPE COMMITTEE REPORT: Committee Chair Hap Blaisdell presented the following report:

This will be my last Landscape Committee Report. as I intend to step down as Chairman as soon as a replacement can be appointed. I am stepping down primarily because of my physical inability to continue doing the job that needs to be done. I have held this position for more than six years and I am proud of the progress that has been made and am most appreciative of all the volunteer assistance I have received in the process, particularly in the recent landscape upgrading in connection to our recent major painting project. Special thanks to my fellow committee members, Roy Yoshimatsu for his insight and to Duane Hockenberry for his exceptional physical support and experience during this project.

In stepping down I want to urge the board to take prompt action in updating our badly out of date landscaping contract.

Upon motion of Ed Young, seconded by Mark Azar and unanimously approved, Duane Hockenberry was elected as the new Chair of the Landscape Committee.

UNFINISHED BUSINESS:

DOORS: Two door styles have been approved by the Architectural Committee for replacement of existing doors. Upon motion of Ed Young, seconded by Mark Azar and unanimously approved, if homeowners wish to purchase and install a new door, the HOA will pay \$300 toward the purchase and the HOA will also arrange to have the door painted. Springs will do a one-time painting of either the new door or the old, existing door (if the existing door is deemed to be damaged and in need of repainting), using the approved color for Canyon Granada. The two new door styles will be on the Canyon Granada website and an architectural form must still be submitted for either replacement or repair of old doors. The Board discussed that a letter with these options will be sent to homeowners in early June, and painting and installation of new doors will begin in October.

RED CURBS: Springs Painting Company submitted a proposal for \$1,950 to use hand tools to remove loose and peeling paint on red curbs at Canyon Granada and to then paint the curbs with

two full coats of red paint. The proposal was accepted upon motion of Mark Azar, seconded by Ed Young and unanimously approved.

CARPORT STORAGE DOORS: The Board reviewed a bid from Eric Moreno to replace 30 sets of two doors (60 individual) damaged carport storage doors. Each door will cost \$237 for a total of \$14,200. Painting of the doors will be a separate contract with Springs Painting Company. The timeline for this project will be September/October. If locks are on the carport storage doors, keys must be provided to management, or the locks will be cut. This proposal was unanimously approved upon motion of Ed Young, seconded by Hap Blaisdell.

HEATING OF EAST POOL: Repairs were completed on the heating system for the east pool. With anticipated reduction in natural gas prices, we expect the expenses for pool heating to be on track with the budget.

CEMENT CURBS: Cement curbs at various locations throughout Canyon Granada are disintegrating and in poor condition. Cindy will send a contractor out to assess the damage and provide the Board of Directors a proposal for repair.

SOUTHWEST PEDESTRIAN EXIT GATE: The button on the southwest gate which permits pedestrian exit has been chronically malfunctioning. Patton Enterprises, the gate contractor, has determined that the wiring has been damaged by frequent lifting of the box covering the gate controls. Patton submitted a proposal in the amount of \$250 for installing a post and pad near that gate that will be separate from the gate controls. The Board unanimously approved this upon motion of Karen Ross, seconded by Ed Young.

CORRESPONDENCE

A letter from a homeowner was reviewed and discussed, requesting that the west pool be heated in the Winter. This is an expensive endeavor as the west pool has no heating system currently installed. The Board determined that the east pool is easily accessible, and we will continue to only heat the east pool during the winter.

An annual preventative maintenance proposal from BRS Roofing was presented to the Board. BRS is proposing \$3,600 to clean roof surfaces, drains and waterways, re-seal drains, remove debris, and remove and replace broken tiles. This bid was unanimously approved upon motion of Karen Ross, seconded by Ed Young.

The next general HOA Board of Directors meeting is scheduled for June 24, 2023, at 9:00 a.m.

The meeting adjourned at 9:51.