

**CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2023**

CALL TO ORDER: The meeting was called to order at 9:02 a.m. Board Members present: Vice-President – Mark Azar; Treasurer – Wayne Bunten; Secretary – Karen Ross; Member at Large – Hap Blaisdell; Landscape Committee Chair – Duane Hockenberry; Management – Cindy Anderson. Several homeowners were also present.

MINUTES: Upon motion of Hap Blaisdell, seconded by Karen Ross, the minutes of the September 9, 2023 Board Meeting were unanimously approved.

ARCHITECTURAL COMMITTEE REPORT: None

LANDSCAPE COMMITTEE REPORT: Duane met with Rigo and determined that all new hedge plantings will be trimmed to a uniform 6 ½' height. This guideline will be a great help to our gardener. Tree trimming was postponed due to the hot weather. Rigo plans to bring this work on October 30. The lawn crew will also be doing the last cutting of summer grass and overseeding with winter grass the week of October 30. We will be removing the dead palm outside unit 915.

TREASURERS REPORT: Treasurer Wayne Bunten presented the following report:

1. Operating expenses in line with budget for the first quarter. We are seeing small increases in some line items, and we will take this into consideration when developing future budgets. No surprises.
2. Utility costs trending back to norm, but small increases expected, due to inflation. Adjustments will be necessary in 2024/2025 budget. Example, Waste Disposal now approx. \$200/mo extra.
3. Laddering of reserve fund CD's is proving very successful. We are rolling our CD's forward, newest at 7mo/ 5.25% yield.
4. We have liquid cash/reserves of \$70-75K to cover all estimated costs/repairs in near future.

UNFINISHED BUSINESS:

LANDSCAPE CHANGES:

The landscape committee submitted the following proposals, along with sketches of proposed landscape changes, for the Board's consideration.

1. The board is considering Asphalt replacement/renewal but we have areas where dirt is washing onto the asphalt parking harming the material. The two main areas of concern are behind the mailboxes in front of unit 311, and the other is the parking to the west of

unit 411. Those two areas are included with sketches showing the proposed area with rough dimensions and photos to help all visualize the area.

2. The resident parking in front of building 600 has a history of issues with overspray of sprinklers onto the residents parked cars. Some residents have parked further away from the curb causing their vehicles to block the sidewalk which has resulted in further complaints by those using the sidewalks. Sprinkler heads have been repeatedly adjusted but the issue remains.
3. That area is included with sketch and photos to help visualize the area.
4. There is an area behind units 215 & 214, just off the west pool, that is up a set of steps resulting in hand carrying mower or other maintenance equipment to maintain the small area.
5. The area is also difficult to grow grass resulting in an area off the two units patios where dirt can be tracked easily onto their respective areas. This was first brought to our attention by former resident Roy Yoshimatsu, who originally proposed we consider desert scape to resolve the maintenance issues for this area. Sketch and photos included for all to see.
6. The board is considering resurfacing the pool decks. A staining problem caused by water runoff needs to be addressed first. Our proposal is to line the downward sloping walkways with rock retention areas, along with deepening the corners where the water runs to in order to retain more water to allow it to soak away into the soil (French drain). As the proposal also states, a critical area is just above three entry gates to the pool. In each location there is nothing but dirt and this area washes easily which all runs down towards the pool. We want to stop this wash before it runs towards the pool.

The total cost estimated by Rigo to implement these changes is \$10,485.

Cindy Andersen stated that the Desert Water Authority provides rebates for removal of grass areas. She will ask Rigo to measure the total grass to be removed as a result of these proposed changes and see if are eligible for a rebate.

The Board discussed the grass area on the west side of visitor parking in the front of the complex, where grass is not thriving. A similar situation exists in front of the 400 building. Cindy will ask Rigo to seed with shade grass in these areas.

Upon motion of Mark Azar, seconded by Wayne Bunten, the Landscape Committee proposals were unanimously approved as submitted.

DOOR PAINTING: Springs Painting has not yet sanded and repainted Nancy Earnest's front door, which was designated as a test for whether this process will correct the peeling paint situation occurring on many doors in the complex. Cindy will follow up.

ANNUAL MEETING: The annual homeowner's meeting is scheduled for November 18, 2023 at 2:00 p.m. on the tennis court. Cindy will order chairs for the homeowners, and a group of homeowners will set up three tables for the meeting. Mark Azar will provide a report to homeowners of significant events from 2023. A homeowner's pot-luck after party will be held at the east pool at 4:00 p.m.

FLOORING GUIDELINES: The Board discussed flooring guidelines for second floor units. Presently, guidelines call for only carpeting in bedrooms and the living room. These areas should be carpeted and padded with the highest soundproof rating materials available. Hard surfaces are allowed in “wet” areas, including bathroom, kitchen, and dining areas. The Board determined to stay with this guideline. An architectural request must be submitted to management for any new installation of carpet or hard flooring.

BALCONY WINDOWS: Wayne Bunten reported that, after inspection, he determined caulking should cure the issue of condensation inside the window panels on second floor balconies. Wayne will follow up with the contractor doing the storage cabinet renovations to perform this work.

PAVING BID: Paving will be delayed until we can control water runoff, as addressed in the landscape changes previously discussed. Paving will take place in three phases due to budgetary concerns. This year, we will proceed with new paving in areas surrounding the main entrance, and a topcoat in other areas.

BANK CHANGE: Our accountants have recommended a change from Pacific Western Bank to Alliance Association Bank, to handle financial transactions for Canyon Granada. Upon motion of Hap Blaisdell, seconded by Wayne Bunten, this change was approved, with Mark Azar abstaining.

CORRESPONDENCE: Cindy Anderson shared that there are issues at Canyon Granada with smoking on the property. She noted that she manages five homeowner’s associations that have implemented complete smoking bans on property, including inside individual units. Cindy noted that California State law protects homeowners from being subjected to noxious and toxic fumes from smoking, under the nuisance clause in the Canyon Granada CC&R’s. As a good neighbor policy, smoking should not take place on balconies, patios, or in common areas adjacent to units. An area, such as “the grove” at Canyon Granada could be designated as the only on-site, common area smoking location.

Cindy will provide verbiage from other HOA’s, and Karen Ross will do further research to report on this at the annual homeowners meeting.

HOMEOWNER COMMENTS: Homeowners present commented on landscaping issues, the smoking issue, and carpeting issues.

The homeowner’s meeting adjourned at 10:02 a.m., after which the Board reconvened in executive session to discuss a legal matter.