

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 9, 2023

CALL TO ORDER: The meeting was called to order at 9:03 a.m. by President Ed Young on Zoom. Other Board Members present: Vice-President – Mark Azar; Treasurer – Wayne Bunten; Secretary – Karen Ross; Member at Large – Hap Blaisdell; Management – Cindy Anderson. Several homeowners were also present.

HOMEOWNER COMMENTS: Happy with new gardener Martin.

MINUTES: The minutes of the July, 2023, Board Meeting were unanimously approved upon motion of Wayne Bunten, seconded by Hap Blaisdell.

TREASURERS REPORT:

1. Operating expenses in line with budget for July and August.
Noted exception: Unexpected tree trimming cost.

2. Lien served against #912 for unpaid Special Assessment.
Penalties started to accrue. Waiting for owners response.

3. We currently have \$230k total invested in 3 CD's @ 4% average.
Maturity dates from 10/23 to 4/24. Earning \$767/mo, or \$9.2 annual

4. AMS Paving revised bid
Original bid is \$109k= \$4.44 per sq. ft. The whole complex at one time.
New bid, split over 2 years would be 9%-10% higher
 \$65.2= \$4.96 per sq ft first section
 \$54.1= \$4.96 per sq ft second section

Both bids have same extra costs to stripe and topcoat seal, approx. \$9k.
Both bids advise cement curb repairs prior to paving, bid is \$4.2 for 25 feet of curb.

LANDSCAPE COMMITTEE REPORT:

September 2023 Landscape committee report: It goes without saying that Canyon Granada has gone through some extreme weather over the past couple of months. Keeping things alive during the extreme heat is difficult enough but throwing in a Hurricane really topped off a difficult time. We were very fortunate to escape any major damage from the Hurricane and received some beneficial rainfall.

I've spoken with Rigo concerning present and future issues. He believes things are settling back into a somewhat normal state at Canyon Granada. As many are already aware of, we have a new Gardener on site. Rigo has hired Martin to take care of our property. Martin who is 42,

speaks fluent English, a family man, and known as a hard worker. Rigo reports he has sufficient knowledge in plant maintenance and irrigation experience. Rigo has a full-time irrigation technician to assist Martin whenever needed. As Hap has reported, he has already made a difference.

I would encourage all residents to welcome Martin to our community.

The first week in October, weather permitting, Rigo's company will commence their yearly general cleanup and preparation for overseeding. Overseeding is presently scheduled for the last week in October following a full irrigation system check. I respectfully request the board to confirm that overseeding is approved for this year

I will be back on site the end of this month and the committee is planning of developing some desert scape plans for some troubled areas. We will provide our ideas to the board for approval and implementation.

I apologize for not being able to attend this month's board meeting due to previously planned travel requirements. Both Hap and Carla reviewed this report and agreed. So I'm hopeful if there are any questions they can respond.

The committee is looking for a replacement since Roy is leaving the property. Any suggestions would be welcomed.

UNFINISHED BUSINESS:

DECKS: Board discussed the pool decks that are in need to restoration. 1st step is getting the water off the decking by making large French drains along the edge of the lawns. Then clean and discuss coating.

DOORS: Board discussed the doors. Management provided a bid for Springs painting for \$1,475. We will do a sample door, Unit 714, Nancy will be contacted and given a date.

RED CURBS: Springs Painting Company completed the red curbs, and they look much better.

CEMENT CURBS: The Board placed on permanent hold due to parking lot project.

FLOORING: Board discussed and approved flooring request. Wayne to put together flooring guidelines for board review and adoption.

BALCONY WINDOWS: Board reviewed bids and discussed they we may not need to do as much. Wayne to review and he will provide information to get a different bid.

PAVING: Wayne discussed different ways we can proceed and then will get further estimates.

CORRESPONDENCE: One owner wrote about when the date doors will be completed. Homeowners and Board thanked Ed Young (President) for all his dedication to the HOA.

The next general HOA Board of Directors meeting is scheduled for OCT 21, 2023, at 9:00 a.m.

The meeting adjourned at 10:02.

