

**CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING MINUTES
November 18, 2023**

The annual meeting of the Canyon Granada Homeowners was held in person, on the tennis court of Canyon Granada on November 18, 2023.

CALL TO ORDER: The meeting was called to order at 2:00 p.m. Board Members present: Vice-President – Mark Azar; Treasurer – Wayne Bunten; Secretary – Karen Ross; Landscape Committee Chair – Duane Hockenberry; Management – Cindy Anderson; Two representatives from NLB Consulting. Numerous homeowners were also present.

ELECTION: Two election inspectors from NLB Consulting were present to count the ballots from the 10/6/23 notice of election of new board members. The inspectors established a quorum and announced that 32 ballots out of 60 were received. The election results were as follows: Three vacant positions were applied for by Mark Azar, Vincent Calvarese, and Sebastien Verreault. All three of these candidates were elected by a majority of the ballots received. In addition, the minutes and IRS ruling were approved 26/0 by homeowner ballots received.

PRESIDENT’S REPORT: Mark Azar, acting President, provided a report of significant achievements from 2023. He highlighted the following:

- Laddering of CD’s to maximize investment returns
- Painting of the entire complex
- Special Assessment
 - The assessment covered the painting project and associated landscape replacements
 - Adequate funds remained from the special assessment to repair carport storage shed doors. This will take place before year end.
- Strobe lights at gate have been installed for emergency responders
- Balconies were inspected in accordance with California State law, with minimal repairs required
- Fire curbs were repainted red
- Quarterly newsletters are providing timely communication to homeowners
- No increase in dues is anticipated, in spite of many ongoing costs increasing

Mark also recognized the following:

- The Landscape Committee for working closely with the painting contractor and landscape maintenance crew to ensure our grounds are looking their best during and after the painting project
- Ed Young, who recently moved from Canyon Granada, for his leadership on the Board, and the extra work he put in for Canyon Granada

- Hap Blaisdell, for many years of service to Canyon Granada on the Board, Landscape Committee, and other duties. A special recognition certificate will be presented to Hap, who was unable to attend the Annual Meeting.

Mark concluded his comments by asking homeowners to get involved with Canyon Granada. Ways to get involved include joining a committee, attending Board Meetings via Zoom, or consider joining the Board.

TREASURER’S REPORT: Wayne Bunten presented the following report:

- Operating expenses in line with budget for the first 4 months of 2023/2024
- We raised \$180k in a special assessment during 2022/2023 for paint and landscape.
- A balance of approximately \$23k exists. This money is allocated to repair/replace the carport storage closet doors
- No new assessments are expected for the foreseeable future
- Paving of interior roadways will take place in phases to eliminate the need for another special assessment. We will be able to cover this through our regular budget
- CD’s are earning a good return
- Liquid cash/reserves are sufficient to cover our estimated costs/repairs in the near future

LANDSCAPE COMMITTEE REPORT: The fall tree and hedge trimming was completed throughout the property with all trimmings properly disposed of.

After the trimming, the winter Rye overseeding was done. Rigo and his crew attempted to assure all areas were seeded properly. The first week the irrigation system was run three times per day at two minutes per cycle. This past week it was reduced to two times per day at the 2 minute per cycle. During the initial phase an irrigation system pressure loss was experienced at the 100 building. Twenty sprinklers had to be adjusted or completely replaced to restore proper irrigation. The extra irrigation times also added much needed water to various beds and plants that obtain their water from the irrigation. The new plantings that were added a few months ago were all fertilized prior to the overseeding to take advantage of the extra watering.

Our gardener Martin continues to clean up beds and hedges throughout the property. He has brought some much-needed consistency and standardization to our daily maintenance. All the beds have been tilled and clean as of this past week.

The recently approved proposals to eliminate or reduce erosion issues on the west side of 400 building and behind mailbox area in front of 300 building will begin first week in December. Remediation of the erosion issue around the pool to allow for new pool deck resurfacing will commence in early December. The two other proposals are to correct irrigation overspray on residents parking area at the 600 building, and a difficult maintenance area behind 214 & 212 will be completed at the same time. Duane provided handouts and a detailed explanation of all landscape changes recently approved by the Board.

The landscape committee would welcome anyone who would like to join the team.

ARCHITECTURAL COMMITTEE REPORT: None

HOMEOWNER COMMENTS: The following topics were brought up by homeowners and discussed:

- Spare paint – Please contact management if homeowners notice any paint that needs to be touched up. Do not attempt to do this yourself.
- Cameras – The Board deemed the security cameras throughout the property to be relatively non-functional and an unnecessary monthly expense. Cameras remain in place, but they have been disabled.
- Canyon Corridor has a public safety committee. If homeowners wish to be involved, contact Greg Purdy for more information. First and foremost, call the police if you see any suspicious activity.
 - Ring cameras were approved for installation on homes. An Architectural Request must still be made to install a home security system.
- There have been several recent instances of petty crime in the complex. These issues have been resolved.
- Front Doors – Nancy Earnest’s front door is a test for whether existing doors with failing paint can be sanded and refinished. We will investigate whether new fiberglass doors can be painted the dark color approved by homeowners without voiding the door warranty.
- Front gate phone system – Out of area phone numbers cannot be added to the front gate index of units. There is a Google app that can assign a phone number with a 760 area code.
- Front gate code is changed annually and will soon be updated
- Smoking policy – The board will be discussing the smoking policy for the Canyon Granada complex at its next meeting
- Roof leaks – Report immediately to Cindy. If leakage persists, we can perform a water test if needed.

The meeting adjourned at 2:41 p.m., at which time the Board continued in a brief executive session. Board officers were elected as follows: Mark Azar, President; Vincent Calvarese, Vice President; Treasurer, Wayne Bunten; Secretary, Karen Ross; Member at Large, Sebastien Verreault.

The next regularly scheduled Board Meeting will be held January 13 at 9:00 a.m.