

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 13, 2024

CALL TO ORDER: The meeting was called to order at 9:01 a.m. Board Members present included: President – Mark Azar; Vice-President – Vincent Calvarese; Treasurer – Wayne Bunten; Secretary – Karen Ross; Member at Large – Sebastien Verreault; Landscape Committee Chair – Duane Hockenberry; Management – Cindy Anderson. Several homeowners were also present.

HOMEOWNER COMMENTS: Hap Blaisdell thanked Board Members for help over the years. The condition of the east pool jacuzzi was also discussed, as it has been intermittently inoperable. Cindy will follow up with the pool maintenance service to address the issue of a faulty timer.

MINUTES: Upon motion of Mark Azar, seconded by Vincent Calvarese, the minutes of the October and November, 2023 Board Meetings were unanimously approved.

TREASURERS REPORT: Treasurer Wayne Bunten presented the following report:

- Our first 6 months of 2023/2024 operations, we are running an average deficit of \$1.6k/mo. Due mostly to higher insurance, utility costs and repairs.
- Reserve spending of \$9.9k, covered pool equipment replacement and entry gate strobe lights. Open repair contracts of approx. \$38k to be paid via reserve funds.
- Settlement of legal fee for owner dispute, resulted in collection of \$20k and writeoff/loss of \$21k, reflected in December financial statement.
- One unit, special assessment still outstanding for \$3k. Collection has been started.
- We hold approx. \$355k liquid assets as of 12/31/23, sufficient to cover ongoing operations.
- Note, our HOA financial accounts are now with AAB. CD's are invested with various banks based on best terms.

Upon motion of Vincent Calvarese, seconded by Karen Ross, the Treasurer's report was unanimously approved.

ARCHITECTURAL COMMITTEE REPORT: None

LANDSCAPE COMMITTEE REPORT: Duane Hockenberry updated the Board on extensive landscape work that was recently approved and completed. He provided pictures to illustrate how this work was performed.

- The area in front of the 600 building was altered to stop the overspray of sprinklers onto the guest parking area.
- Rock was installed around the mailbox area and in front of the 300 building to protect the guest parking area.

- A rock barrier was added in front of the 400 building to stop the erosion onto the parking west of the building.
- Capacity was added to the French drains near the pool sidewalk corners.
- We discovered that sprinkler heads had not been moved when the rock was previously added around the pool apron which allowed the sprinklers to drain back over the pool apron when finished. This flushed silt and water onto the apron which contributed to the staining we are trying to correct. All heads moved to above the barrier to avoid further staining.
- The area around and above the SE pool gate was corrected and rock added to avoid the dirt washing down to the pool apron.

Duane presented a proposal for an additional landscaping project to address another issue at the east pool. Due to not overseeding last winter and the sprinkler heads not being moved, the rock barrier that was designed to catch excess water runoff filled with silt, allowing excess silt to wash onto the pool apron. The Landscape Committee recommended that before the pool deck is refinished, corrective action should be taken to remove the rock from this area and clean it out. Our landscape contractor will also deepen the area and add additional rock to allow for more retention capacity. This should avoid over silting of the area. The total cost for this project is \$4,930. Upon motion of Mark Azar, seconded by Vincent Calvarese, this additional project was unanimously approved.

UNFINISHED BUSINESS:

- CONTRACTOR BID** – The Board reviewed a competing bid from Desert West Construction for concrete repair work, pool deck refinishing, and balcony window re-sealing. Discussion ensued about the list of deferred maintenance items under review. With \$355K in reserve, the HOA must proceed cautiously to prioritize costly expenses such as asphalt replacement/repair @ ~\$120K; cement curb repair @~\$8,000; pool deck resurfacing @~\$25K; landscape upgrades @~\$12K; balcony window repair work @~\$6K. Cindy Anderson was directed to obtain competitive bids for these projects, including bead blasting the interior pool perimeter to remove hard water deposits. An executive session will be scheduled to prioritize projects to preserve our reserves.
- DOOR PAINTING:** Springs Painting sanded and repainted a door in the 700 Building, which was designated as a test for whether this process will correct the peeling paint on many doors in the complex. Cost for this single door was \$1,475. Karen Ross shared information from Builders’ Supply regarding the dark brown paint color that is failing on the doors. If a homeowner chooses to purchase a new door, the door itself has a lifetime warranty and the door comes pre-primed and ready to paint. At previous Board meetings, two new door styles were approved, and Karen noted the price for these doors has increased by approximately \$100 per door since obtaining the original bid. Previously, the Board stated that if a homeowner wishes to buy a new door, the HOA will provide a stipend of \$300 and paint the door. Paint performance is not included as part of the door warranty. Builders’ Supply cautioned that this dark paint color could be problematic in the Palm Springs climate with exposure to extreme heat and direct sun. Karen suggested

that the Board revisit this paint color and offer an alternative, lighter color that might react better to climate stress. This topic will be discussed at the planned executive session.

- C. **SPA PUMP** – Upon motion of Mark Azar, seconded by Vincent Calvarese, a bid for \$2,400 to replace the circulation pump at the West spa was unanimously approved.
- D. **DISPOSAL SERVICES** – The Board reviewed a State mandated audit from Palm Springs Disposal Services. The audit found inappropriate items being placed in the trash and recycling bins. We will give more guidance to homeowners in the next newsletter.
- E. **GATE CODE** – The front entry gate code will be changed effective March 1 to #2010.
- F. **BONUS FOR GROUNDSKEEPER** – The Board agreed that Martin, our new groundskeeper is doing an excellent job of maintaining our property. Upon motion of Karen Ross, seconded by Wayne Buntan, and unanimously approved, a \$500 bonus will be provided to Martin as a year-end thank you for his good work.
- G. **SMOKING POLICY** – The Board discussed implementing a smoking policy for Canyon Granada. California law allows for homeowners associations to ban smoking completely throughout a complex, including inside individual units, as second-hand smoke is considered a toxic, noxious nuisance. The Board determined that we would continue with a neighbor-to-neighbor policy of politely asking people not to smoke in common areas such as balconies and patios, or any area considered a nuisance. If a homeowner is unable to obtain relief, refer the matter to management.

CORRESPONDENCE: A homeowner request to have a door painted in the 400 building was denied, pending further resolution of door issues for all homeowners.

The next Canyon Granada Board Meeting was scheduled for March 2, 9:00 a.m. The homeowner's meeting adjourned at 10:30 a.m.