

CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 23, 2024

CALL TO ORDER: The meeting was called to order at 9:01 a.m. Board Members present included: President – Mark Azar; 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: Christopher Rollins introduced himself as the new owner of Unit 215 and was welcomed by the Board.

MINUTES: Upon motion of Sebastien Verreault, seconded by Mark Azar, the minutes of the January 13, 2024, Board Meeting were unanimously approved.

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

1. Thru February 2024, budget is still trending as before, with known operating costs higher in insurance mostly. Utilities are holding steady without any large increases as we had in 2023.
2. Income, via interest, will contribute in excess of \$8000 to reserves this year. We have approx \$233,000 currently in laddered CD's, yielding about 4.75%.
3. Reserve spending, Jan and Feb, including landscape repairs and pool equipment replacement due to power surge, was approximately \$27,000.
4. One lien, still outstanding, for special assessment.
5. Current cash assets of 2/29/2024, approximately \$336,000.

Upon motion of Mark Azar, seconded by Karen Ross and unanimously approved, the treasurer’s report was accepted.

Mark noted that pool expenses have been extraordinary over the past year, after replacement of pumps from thefts and power surges. Replacement of four pumps came from reserves. These expenses were out of the ordinary, and not something we need to budget for in the future. New pool pumps should have an approximate 5-year life. Mark also noted that laddering of CD’s has produced very positive income and that we might consider longer terms on some of the CD’s to take advantage of higher interest rates. Wayne noted that we are holding back approximately \$75K in cash for upcoming expenses.

The Board discussed authorizing a special committee to review large, upcoming expenses and to determine how the HOA can best prioritize and manage these expenses. Upon motion of Mark Azar, seconded by Karen Ross and unanimously approved, Wayne Bunten and Sebastien Verreault were appointed as board representatives on this special committee. Wayne and Sebastien were tasked to invite two additional homeowners to this committee and to make recommendations back to the board for the best way to manage upcoming, large expenses.

Included in this scope are paving, roof replacement, resurfacing of tennis courts, pool deck resurfacing, and door repair.

ARCHITECTURAL COMMITTEE REPORT: None

LANDSCAPE COMMITTEE REPORT:

After various landscaping projects completed in December and January, the past couple of months have seen basically routine maintenance at Canyon Granada. Maintenance of note is as follows:

1. The extensive sprinkler system problem was finally resolved by replacing a system timer. Although the problem started in December, it wasn't until the power surge that took out our pool pumps that a timer changeout then solved the issue. We suspect a smaller power surge may have damaged the timer earlier without hurting other electrical equipment. Regardless of the reason, it ended up a much simpler and cost-effective fix. We want to do a thorough survey of the sprinkler system with Rigo to develop a needs-based estimate for older equipment and parts for budget planning going forward.
2. Due to extensive rainfall in January, two separate fertilizer and weed treatments were applied with good results. Many small weeds had germinated and Rigo wanted to eliminate the problem before the summer season kicks off.
3. The Olive trees were sprayed to reduce the olive fruit development to avoid the year-round mess they cause for cleanup.
4. Martin continues to attend to our ground's maintenance at a high level. Many of you may have noticed that he now hard rakes the desert scape outside the walls after he cleans the area. A very nice new touch.

The landscape committee would like of welcome and introduce a new member. Maryam Ragan, the new owner of unit 515, has graciously agreed to join our team. Maryam is the landscape chair at her other home in Seattle, WA. Maryam has been impressed by our beautiful landscape grounds and looks forward to bringing her experience to our committee and community.

In conclusion, our completed erosion control projects all appear to have worked well during our winter rains. This should allow the board to address asphalt and pool apron coverings as they see fit.

UNFINISHED BUSINESS:

- A. **Grass Rebate** – Cindy noted that we missed an opportunity to apply for a rebate from the Desert Water Authority before we completed recent landscape modifications, removing grass areas and replacing with rock. The rebate deadline is 2029 to make such adjustments to our landscape. DWA is offering \$2/sq. ft. for grass removed.

- B. Doors** – The Board discussed the continuing saga of the damaged front doors, determining that we will offer an alternative door color, in addition to the dark brown color recently approved. Homeowners will be notified of this decision after the next Board Meeting where the alternate colors can be presented and discussed. We will also ask Springs Painting to try a less costly approach to sanding, priming, and painting doors. We will select a door with severely peeling and bubbling paint to try this technique.
- C. Smoking** – As discussed in prior Board Meetings, Canyon Granada will continue to address the issue of smoking on property on a neighbor-to-neighbor basis. Smoking is not allowed on balconies and patios. If a resident experiences a problem with toxic cigarette smoke or vaping fumes, and neighbor-to-neighbor resolution does not bring satisfaction, contact management who will handle the issue.
- D. Bead Blasting Pools** – The Board unanimously gave the go-ahead to commence with bead blasting the rim of the West pool now, with the East pool blasting to begin at the end of May. This should take care of hard water deposit build up on the tile at both pools.
- E. Roof Maintenance** – Upon motion of Sebastien Verreault, seconded by Wayne Bunten, a contract in the amount of \$3,600 was approved with BRS Roofing to perform preventative roof maintenance on 60 units. Wayne noted that after the recent Haboob windstorm, solar panels on the northeast carport roof were destroyed and removed, uncovering a few broken and damaged tiles.
- F. Storage Closet Doors** – Work is about to commence on repairing and replacing storage closet doors. A contract for \$30K was previously approved to perform this work on 30 sets of damaged doors. The Board determined that we should go forward with repairing and or replacing all the storage closet doors to maintain uniformity. The contractor can then approach the project systematically, starting with the doors on the north side of the property. The contract for these doors does not include painting. Springs will have to come back and paint the doors once they are complete. We will also issue a uniform lock and key for each closet. Management will maintain one key for each lock. The process for issuing these locks and keys will be coordinated by management and communicated to homeowners once the project is about to start.

CORRESPONDENCE: A notice of violation will be issued to a homeowner who recently installed hard surface flooring in the living areas of their second story unit. This is a violation of our CC&R's and must be remedied. Homeowners are reminded that they must fill out an Application for Architectural Improvements Form, located on the Canyon Granada Website, before undertaking any major interior renovation.

The next Canyon Granada Board Meeting is scheduled for May 11, 9:00 a.m. The meeting adjourned at 10:05 a.m.