

**CANYON GRANADA HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**May 11, 2024**

**CALL TO ORDER:** The meeting was called to order at 9:01 a.m. via Zoom. 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:** Teri King asked that management address issues with the pool heater timers on the east pool. She also expressed sadness for the loss of Vincent Calvarese, who passed away in April.

**MINUTES:** Upon motion of Mark Azar, seconded by Wayne Bunten, the minutes of the March 23, 2024, Board Meeting were unanimously approved.

**ARCHITECTURAL COMMITTEE REPORT:** None

**LANDSCAPE COMMITTEE REPORT:** Duane Hockenberry, Landscape Committee Chair, presented the following report:

1. Duane addressed the issue of the honeybee die off in the landscape adjacent to South Palm Canyon. He noted that Rigo and Martin say they do not use any chemical pesticide. Mark Azar asked that Rigo supply a list of chemicals used on lawns, such as fertilizer and herbicides. We know that Vector Control uses pesticide to treat fire ants.
2. Palm trees will be trimmed in June/July.
3. Several irrigation valves have been replaced. We will begin to increase watering times due to hotter weather.
4. The garbage can at the east pool needs a new lid. The existing lid is an eyesore.
5. Ducks are living in the east pool. We have strung a hawk kite between palm trees to scare them away.

**UNFINISHED BUSINESS:**

1. **House Numbers:** The Board discussed house numbers and locations. The consensus was that house numbers near stairways are acceptable. An architectural request is still required.
2. **Doors:** An alternative color for new or refinished doors was discussed and approved:
  - a. Dunn Edwards - Majolica Earthenware. The existing dark brown color, Dunn Edwards – Weathered Brown, is still an option. If a door has an original paint color and is still in good condition, that is also an option.

- b. A mailing will go out to homeowners indicating the color choices and process for replacing or refinishing an existing door. A credit of \$400 per door was approved. We need a group of doors for Springs Painting to paint in the fall. The two new styles of doors will remain as previously approved and listed on the Canyon Granada HOA website. Cindy noted we do not paint the inside of the door.
3. **Storage Doors:** The contractor who provided the previous bid for refacing the carport storage doors declined to follow through with the project. Eric Moreno will proceed with the work in May or June, refacing all storage closet doors. Cindy will notify homeowners when the work is about to commence.
4. **Pool Decking:** In addition to the bid provided by Springs Painting, three new bids for refinishing the pool decking were reviewed. Upon motion of Mark Azar, seconded by Sebastien Verreault, the bid from Aquavision was conditionally approved. Wayne Bunten will investigate the process used by Aquavision including older and newer projects already completed by this contractor before committing to this bid.
5. **Roof Maintenance:** At the end of May, BSR will begin to assess the condition of all roofs and perform sealing and repair work.

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

1. Thru 10 months (April 24), our operating costs are <\$22.5> vs. budget, which can be attributed to legal fees and insurance. But due to additional income, mostly in the form of interest, our actual losses are only <\$8.5>.
2. Actual cash reserves continue to grow slowly, approx. \$39k in 10 months to \$325k.
3. Investments will earn approx. \$10k this year from laddered CD's.
4. Reserve spending for YTD is \$37k, approximately \$22k we voted and chose to spend, and \$15k was emergency spending, mostly for pool pump replacement.
5. One unit still outstanding for special assessments.
6. Current cash liquid assets on hand is \$356k.
7. New 2024/2025 budget proposal to be reviewed and voted upon.

Per the direction of the Board at the March 23 HOA meeting, a committee was formed to review budget priorities in anticipation of preparing the 2024-25 budget. The committee consisted of Board Members Wayne Bunten and Sebastien Verreault, and homeowners Kyle Lockwood and Winston Marler. Based upon this review, a budget was presented incorporating the committee recommendations. The budget includes a \$40/month increase in HOA dues or \$560/monthly effective July 1, 2024. These new dues should increase reserves, offset other operating expense increases, and help forestall the need for a special assessment for large projects. Upon motion of Sebastien Verreault, seconded by Karen Ross, the budget was unanimously approved.

The next Canyon Granada Board Meeting is scheduled for July 13, 9:00 a.m. The meeting adjourned at 10:22 a.m., followed by an Executive Session.