

CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
January 23, 2021

CALL TO ORDER: The meeting was called to order at 9:01 a.m. by President Ed Young on Zoom. Other Board members present were: Vice President John Palmer, Treasurer Mark Azar, Secretary Hap Blaisdell, Roy Koenig director. 3 homeowners were present.

HOMEOWNERS' COMMENTS: Homeless, newsletter and landscaping.

MINUTES: A motion was duly made, seconded and approved November and October, 2021 minutes with changes.

TREASURER'S REPORT: Cash balances are appropriate and our total assets for December 2020 are \$313,592.86 while expenditures are accounted for and reasonable. For comparison, total assets for November 2020 were \$309,011.06 which is an increase of \$4581.80 from the month prior. There is one delinquency totaling \$60.00 for December. A motion was duly made, seconded and approved to accept the treasurer's report.

COMMITTEE REPORTS:

LANDSCAPE: Our 2021 Landscape Committee did a major walk-around January 3rd, with particular emphasis the desertscape outside the walls. In view of the communication challenges brought on by the pandemic, we decided that Jason, Chris and Roy would concentrate on the desertscape needs, and Mike and I on the interior.

Working with the board, our primary effort will be to improve the appearance of the North (Main) and West gate entrances. And in emphasizing an attractive appearance of our grounds overall, we will look for the biggest bang for the buck. This includes grafting new plants and accepting donations.

In regard to the orchard, we recommend adding a red grapefruit and a tangerine tree to the area and moving the cement picnic table/benches from their west wall location to the orchard.

We have an interested, talented committee of full-time residents, and I think we can expect to see some fine results.

ARCHITECTURAL: A motion was duly made, seconded and approved formation of a committee with Ed Young chairing committee.

MANAGEMENT REPORT: Management report was about water usage and plumber's review. Homeless and awnings have been repaired or replaced.

UNFINISHED BUSINESS:

- A. **DOORS:** Board discussed doors and options. Tabled.
- B. **CC&R update: Discussed updates.** Tabled.
- C. **FLOORING:** This will be done with the CC&Rs. Tabled.
- D. **BALCONY:** Board reviewed estimate of balcony inspection that must be done. A bid was received, and board will review civil code.
- E. **STUCCO PAINTING:** Dunne Edwards will do painting specs and they will be provided to the board and vendors for bids.
- F. **FRONT FOUNTIAN:** Board discussed the main entrance fountain. Option are being addressed and President will send pictures of ideas to board.

- G. **INSURANCE:** A motion to approve insurance renewal in the amount of \$14,623 was seconded and approved.
- H. **STAIRS:** Board reviewed bid for the stair and decking repairs. Architectural committee will review the need of proposed work and report at next meeting.
- I. **SOLAR:** Board reviewed the estimate for pool solar repair and replacement. A motion was duly made, seconded and approve repair to the west pool solar in the amount of \$1,400. New solar on the East pool is cost prohibited.
- J. **STAMPED CONCRETE:** Management provided estimate for replacement of concrete for budget purposes at this time.

CORRESPONDENCE: None.

NEXT MEETING DATE: March 20th at 10 am .

ADJOURNMENT: With no further discussion, the meeting adjourned at 10:09 a.m.

Exec meeting was 10:09 to 10:19 about homeowner violation to be turn over to attorney.

Secretary

Date