

**CANYON GRANADA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Sept 14, 2021 – Open Session 5:00 PM**

Due to COVID-19 stay at home orders, meetings will be held via tele-conf until further notice.

“It is our mission, as your Board of Directors, to provide the Canyon Granada community with leadership that will strive to maintain and/or enhance the Community as a clean, safe, secure, desirable and fun community for our residents.”

PRESENT President Ed Young , Vice President John palmer, Treasurer Mark Azar, Secretary Hap Blaisdell,

ABSENT Jason Sherron

ALSO, PRESENT Desert Resort Management Representatives:
Landon Burt, Community Association Manager

*MTA – Motion to approve

CALL TO ORDER

Ed Young, HOA President, called the meeting to order at 5:00 PM as connected by posted tele-conference and general notice was sent to members in advance of the meeting.

EXECUTIVE SESSION DISCLOSURE (Civil Code Section 4935)

The Board did not meet in Executive Session preceding this Open Session meeting.

MINUTES

Reviewed Open Session minutes from July 20, 2021 ***MTA Open Session minutes dated July 20, 2021 as presented Young /Blaisdell; motion carried 4-0.***

Month End financials –Mark Azar Announcedof month end financials for August 2021. The Board reviewed and discussed the month end financials and upcoming projects for consideration.

MTA August 2021 financials as presented Azar/Palmer; motion carried 4- 0.

OPEN FORUM (Civil Code 4930 A.)

General items discussed: There were (1) homeowners present.

MANAGEMENT REPORT reported that the following months will be focused on upcoming proposals and scopes of work for future consideration. Management will continue to monitor that the gates remain closed on Sierra Madre although no reported unlocked gates in the past month. Management will be seeking two Foam roof proposals over the course of the next two months. The Annual meeting is scheduled for November 13th with NLB consulting all proper handling of mailers and dates specified to meet civil code requirements.

COMMITTEE REPORTS

a. Architectural Committee/ Landscape Committee – Board President Ed Young noted nothing to report **Landscape Committee (Hap Blaisdell)**- Hap provided a verbal report noting to hold items until water restrictions are lifted due to the current drought. Scalping and seeding to begin in October. Mealy bugs and spider mites are causing a blight on our Tacoma shrubs due to their being stressed from heat and drought. In the previous drought we lost several dozen hibiscus for the same reason. To every extent possible we hope to

be on top of it this year. It is a Valley-wide problem. Our landscaping around the pool deck area will also be finished soon to avoid future deck staining when we refinish the pool decks, which is also scheduled to start soon. A small lighting project between Building 100 and the wall is also in process. It is designed to improve safety in this largely unlit area.

UNFINISHED BUSINESS

- a. Painting of the front doors was confirmed to be tabled until summers end and test one door.
- b. Management will contact pest control for the trapping of skunks

NEW BUSINESS

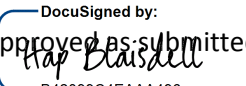
- a. Review of Roof Proposals
MTA BRS Roofing in the amount of \$49,890.00, as presented Young/Blaisdell; motion carried 4-0.
- b. Reviewed that the Leak detector proposal was approved outside of the meeting during the month of August (dark) and repairs were made.
- c. List of Balcony Inspection Consultants was provided and management will be following up for proposals
- d. Discussion on Chlorine shortages took place and the Board will continue and monitor.
- e. Notice of Annual Meeting was provided inside the Board Packet and all timelines have been sent as per NLB consulting.
- f. Review and Reliable Tree Care soil Proposal
- g. CCR Restatement Discussion- Board reviewed and agreed that a follow up with legal is necessary for CCR'S to be updated and provide inside the new welcome packet and mailed out to all new homeowners for a 28 day comment period.

NEXT MEETING OF THE BOARD

The next scheduled meeting will be October 19, 2021

ADJOURNMENT

Meeting Adjourned, 6:01 PM – unanimous.

DocuSigned by:
 Approved as submitted,

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 Approved _____ Date _____

As recorded by Landon Burt Community Association Manager, Desert Resort Management