

**CANYON GRANADA ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
February 26, 2022

**CALL TO ORDER:** The meeting was called to order at 10:03 a.m. by President Ed Young on Zoom. Other Board members present were: Vice President John Palmer, Treasurer Mark Azar, Secretary Hap Blaisdell, and management. Several homeowners were present.

**HOMEOWNERS' COMMENTS:** Newsletter, east spa is dirty and lights out.

**MINUTES:** A motion was duly made, seconded and approved October, 2021 minutes.

**TREASURER'S REPORT:** This is my first treasurer's report since becoming your treasurer last November after a four-year sabbatical. It's good to be back.

I have reviewed in depth the financial statements for November 2021, December 2021 and January 2022 and except for three misclassifications which have been corrected they accurately reflected the finances of our homeowners association. Cash balances were appropriate, and delinquency was negligible.

There was, however, a net operating loss fiscal year-to-date of \$4,500. The budget over-runs were in utilities, general maintenance, insurance premiums, electrical repairs, landscape and pool maintenance.

As well, the statements reflected a serious overage of gas and electric expenses vs amounts budgeted for these items. This overage of nearly 40% has continued each month for over a year, and I encourage our new management to try to determine the cause.

Our replacement reserve assets unfortunately have been in a negligible return environment, which is just now changing. I encourage the board to authorize taking advantage of this by restructuring a portion of our investments as dictated by planned expenditures.

I have another request of the board. I believe the HOA would really benefit from having a Finance Committee that would familiarize itself with the intricacies of the treasurer's responsibilities. That could include financial reports, budgets, investments etc. I am therefore requesting the board to authorize the establishment of a Finance Committee.

**COMMITTEE REPORTS:**

**LANDSCAPE:** Updating of the Desertscape is almost complete. A few more plants are being added, and the DG gravel is ready for bid. We were able to add some colorful hibiscus for the first time in several years.

With that, all major projects will be complete. Our big job now is to keep a careful eye on the potential onset of drought conditions and doing our part in dealing with the looming water crisis.

**ARCHITECTURAL:** None

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

**UNFINISHED BUSINESS:**

- A. **RESERVE STUDY:** Board discussed Reserve Study options. A motion was made, seconded and approved the \$575 option level 3 study.
- B. **SOLAR PANELS:** Discussed getting estimates for gas and electrical panels for the carports
- C. **TRASH/RECYCLING:** Palm Springs waste disposal composting is supposed to start in July but at this time they do not have a cans or other information. Tabled.
- D. **INSURANCE:** A motion to ratify the approval of insurance renewal in the amount of \$15,001 was seconded and approved.

- E. **AMAZON:** Board discussed a new free program that Amazon is offering with a scanner that will open the gate if they have a package to deliver. They also provide liability and will remove if it does not suit our needs. A motion was duly made, seconded, and approved to have it installed.
- F. **PAVING:** One bid was received. Tabled.
- G. **ROOF LATCH:** A motion was duly made, seconded, and approved to have our roofer BRS replace hatch in the amount of \$3,200.
- H. **STAMPED CONCRETE:** Board reviewed the estimate for the filling of the cracks and painting the stamped cement. A motion was duly made, seconded, and approved to have Ernie do repairs in the amount of \$7,700.
- I. **RED CURBS:** A motion was duly made, seconded and approved to have Paper Perfect paint our red curbs for \$4350.
- J. **DOORS:** A vendor has offered to do one door at no cost to the HOA with gel paint. Board will have done and then see about proceeding.
- K. **STAIRS:** Board reviewed bid for the stair and decking repairs. Vendors gave recommendations. A motion was duly made second to recoat the front decks and stairs in the amount \$21,945.
- L. **STUCCO:** Dunne Edward will do the specs for the HOA. Tabled.
- M. **INSURANCE:** A motion to approve insurance renewal in the amount of \$14,623 was seconded and approved.

**CORRESPONDENCE:** None.

**NEXT MEETING DATE:** March 26<sup>th</sup> at 12 pm.

**ADJOURNMENT:** With no further discussion, the meeting adjourned at 11:15 a.m.

Exec meeting was prior to meeting with attorney about legal actions with homeowner.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date