

**CANYON GRANADA HOMEOWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
HELD BY ZOOM
November 19, 2022 2:00PM**

CALL THE MEETING TO ORDER: President Ed Young called the meeting to order at 2:11 p.m. Other board members present were Director Karen Ross, Hap Blasidell, and Property Manager Cindy Anderson and Inspector of elections NLB

ESTABLISH QUORUM: We established a quorum with 33 by ballots returned.

APPROVAL OF MINUTES: November 2022: _were voted to approve in the ballot the annual meeting minutes.

PRESIDENTS REPORT: I would like to thank everyone for attending today's annual meeting.

Unlike last year, 2022 has been everything but quiet. We have had at least 4 units close with all time high offers and so far the highest closing price was at about 473K. This speaks volumes for the quality of our community.

We completed our update to our CCR's which was no easy task. Your board worked on this collectively for almost two years. I am very pleased we were able to complete this project and present to you an updated CCR's and bylaws. Each homeowner should have their copy and you may also find this posted on our website.

Speaking of websites, please make sure you are all familiar with the Canyon Granada website and be sure to create a user log-in to access all our forms and documents.

We have completed our balcony inspections required by the State of California. Our inspections resulted in very little recommendations for repairs, and we are very happy to have completed this work.

Our largest project to date is our painting project here at Canyon Granada where all stucco and iron surfaces will receive a fresh coat of paint. Springs Painting has done an excellent job so far with buildings 300 and 200, are wrapping up the 100 building. We expect all buildings to be completed by the first of the year, followed by all the parking structures, gates and outer wall. If you have a chance, please walk around one of the buildings as it is in the process of being painted. You would be surprised at the amount of stucco repair that is needed prior to a fresh coat of paint.

We have also repaired and recoated our stairwells and front balcony surfaces. Please help us keep these areas free from moisture by limiting the number of potted plants and please make sure you have a saucer under each pot to prevent water damage.

I want to thank all our residents who were patient while our stamped concrete at the entrance and the circle areas were repaired and repainted. Your flexibility on access gates and parking is appreciated.

I want to thank our board members for their continued support to make sure our community stays a fantastic and enjoyable place to live. Additionally, Karen Ross has done a fabulous job creating the quarterly newsletter.

Lastly, I want to thank Cindy Anderson for continuing to do such a great job managing our community. Please make sure you have her contact information as she is and remains your first point of contact for any service related issues.

TREASURER'S REPORT: We have been operating within budget for the first 4 months of this fiscal year.

Cash in the Operating Fund is at an appropriate level, as is the liquidity of the Replacement Reserves.

Our one delinquent account has been turned over to our attorney, and a lien is being filed against the unit.

1/3 of our special assessments (due by 12/31/22) have been received as of 10/31/22...but that means that 2/3 of them are yet to be paid. For those of you in that category, please make sure that payment is in your pre-Xmas budget or make arrangements with Cindy...otherwise there will be a late payment fee. As you know, the painting project is under way, and we have to make bi-weekly progress payments. Need I say more?

Lastly, our October financials correctly reflect our operations, and I ask that they be approved for audit by the board.

PAINTING PROJECT: Springs Painting, a local firm, is our contractor. Their employees are doing a good job and are friendly and helpful in the process. They like sweets, by the way.

1/3 of the buildings have already had stucco repair and been washed and painted, and we are still on target to finish by Xmas. The workmanship is good and meeting our expectations.

Then comes Phase 2, which is the carports and perimeter walls. We will likely be finished with this phase before the end of February at this rate. Our objective is to have our buildings, walls and shrubbery in pristine state ASAP.

There are a handful of volunteers who have helped keep the project moving smoothly (*). I'd like a round of applause for them and for all the residents who have been really cooperative in having their decks and patios ready for the painters.

IRS RESOLUTION: Passed on the ballot for the IRS Resolution.

ELECTION RESULTS: Wayne, 28 votes, Karen 26 votes and Steve 7 votes.

ADJORNED: Meeting adjourned at 2:45 PM