

**CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
November 19, 2022**

CALL TO ORDER: The meeting was called to order at 1:10 by President Ed Young on Zoom. Other Board Members present: Vice President – Mark Azar, Treasurer – Hap Blaisdell, Director – Karen Ross, and Cindy Anderson, Management. Several homeowners were also present.

MINUTES: A motion was duly made, seconded, and unanimously approved to accept the minutes of October, 2022.

TREASURERS 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.

LANDSCAPE: Rigo, our landscape contractor, has been working closely with Springs Painting to ensure that all walls can be readily accessed by the painters. Our luxurious landscape has made this a real job. As well we had to remove 6 large, water-guzzling ficus trees whose roots were threatening foundations and walkways. The old Bouganvillas on the outside of the patio walls were also a challenge.

We hope to have the landscape back to normal in a couple of months. To help us do this I am requesting a \$3,000 allowance for shrub replacement.

Lastly, 'tis the season and I want to request board approval for a \$300 holiday bonus for our Day Gardener, Isaac. We hope he will be with us for a long time.

UNFINISHED BUSINESS:

Doors: Board discussed the front door once again and tabled.

Balcony: A motion to repair balcony at 322 in the amount of \$7,800 to remove tile and put on a new deck top with water proofing.

Storage Doors: Board discussed storage doors and tabled.

CAFS: A motion to approve new contract with our bookkeeper with an increase of \$25 was seconded and approved.

Christmas: A Christmas bonus of \$300 will be paid to our gardener Isaac. A motion was duly made, seconded, and approved.

Roof tiles on carports: A motion was duly made, seconded, and approved to replace broken tile on carports in the amount of \$1600.

HOMEOWNER COMMENTS: None

ADJOURNMENT: With no further discussion, the meeting adjourned at 1:55 p.m.

Next meeting will be Jan 28th at 10 am.