

**CANYON GRANADA ASSOCIATION
BOARD OF DIRECTORS MEETING
October 15, 2022**

CALL TO ORDER: The meeting was called to order at 10:01 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 September 17, 2022.

TREASURERS REPORT: The September 30, 2022 Financial Report shows that our operating expenses are slightly under budget for the third month in a row. We are on the right track and have a little cushion for the remaining nine months of this fiscal year. Our monthly maintenance fees are based on our budgeted operating expenditures, and they in turn are established from our best estimates for operating costs for the year ahead. Once again, our projections and our expenditures are on the right track for ending the year in the black. The one exception is our utility costs, which remain above budget. The Finance Committee has been looking for ways to bring costs in line. The Committee has researched cost saving measures and has concluded that adopting the Desert Saver Budget plan for our electric costs with SCE would be one step in that direction. Hap Blaisdell moved that Canyon Granada adopt SCE's Desert Saver Plan, seconded by Mark Azar, and the motion was unanimously approved,

Treasurer Blaisdell also noted that the \$3,000 special assessment voted upon and approved by most homeowners, is due and payable in full by December 31, 2022. To date 25% of those assessments have been paid, and the related work begins mid-October. With only two and a half months to go before the remaining assessments become delinquent, it is time for those owners to assess their cash flow and plan for payment. Anyone who foresees a problem should contact Cindy Anderson to avoid added delinquency charges.

One homeowner lien was noted and upon motion of Ed Young, seconded by Karen Ross, the board unanimously approved moving forward with this lien.

LANDSCAPE: The Landscape Committee has been involved in supporting the HOA's efforts to do the best possible job in painting and repairing Canyon Granada's buildings and walls. Both the HOA and individual owners are involved in ensuring that existing landscape does not interfere with the painting project. This is particularly evident in the ground floor units in the pool areas. We are making every reasonable effort to ensure that we will retain the ambiance we now have.

We are not going to have a winter lawn this year out of drought considerations, but every effort will be made to keep our grounds as attractive as possible. With an eye to water conservation, we are replacing our outdated sprinkling regulators and may give some consideration to

replacing small, economically impractical patches of turf. In doing so we would take advantage of DWA and local government turf replacement programs, but only in very limited areas and only if we can enhance our landscape appeal in doing so.

MANAGEMENT REPORT:

Red Curbs: The contractor we initially retained determined they did not want to do the work. We are assessing another contractor with a small sample to see if it will be satisfactory.

Handicapped Access to Mailboxes: We cannot remove the curb next to the mailboxes. There is not enough room for a handicap ramp. Cindy will get a price for installing a rail.

Problems in 500 Building. Canyon Granada went to court in early October. The court did not give possession of the problem unit to Canyon Granada. We are moving forward with eviction of the tenants through the father/owner, who was granted possession, with the court admonishing that the owner should be given time “to do the right thing.” Please call police if there is any problem in that building. After you call the police, send Cindy an email. After homeowner reports to the police, Cindy will coordinate with the overseeing officer.

UNFINISHED BUSINESS:

Carport Cabinets: We have carports that after 30 years are falling apart. Broken hinges, warped wood. We received two bids to replace doors and hinges. One for \$25,180 for 46 doors, hollow core hardboard, and another bid for \$28,350 including 54 new doors, hinges, hasps, on 27 units. Ed Young noted that there is a latch inside one of the carport storage doors that makes it solid. If it is broken or not there, we need to make sure this hardware is replaced during the process. We also need to ensure that if there are issues with water runoff that are contributing to the poor condition of storage unit doors, we need to correct this before investing money in replacement. This item was tabled until the next meeting. We will get two bids for the 27 doors plus a bid for all doors.

Stucco and Paint: The painting project will start on the 300 building. There is a broken window on the balcony of one unit. Cindy sent out an estimate for repair. Walls and ceilings inside patios and balconies will all be power washed and painted.

Governing Document Update: The revised governing documents were approved by a majority of homeowners. We are waiting for this to be recorded in six to eight weeks. The Board discussed that now that homeowners have been able to review the governing documents, there will be more strict enforcement of non-compliance with things like pots, decorative items, parking, storage in front and back patios, flooring inside units, etc. Owners are responsible for ensuring tenants are complying with CC&R's.

Pool Party Post Annual Meeting: Karen Ross reported on plans for the pool party that will immediately follow the November 19 annual meeting. The Board Meeting will be conducted

via Zoom at 2:00 p.m. The pool party is scheduled from 3:30 to 5:30 p.m. at the main pool. It will be a potluck with an Aloha theme.

Bids for Solar Panels: We paid \$100 for installing the original and now defunct solar panels that assist with heating the main pool, through an incentive from Southern California Gas. If we replace the panels now, we believe Canyon Granada will be responsible for the entire cost. We need to further understand the actual cost savings and return on investment. Cindy will contact the gas company to see if they have any solar incentives or could help with our cost analysis. Various ideas were discussed for savings such as heating the small pool vs. the large pool, starting our winter heating 15 days later, stopping the heating earlier. Cindy will discuss these ideas with the gas company and compare Canyon Granada's heating costs with other HOA's with pools of similar size.

HOMEOWNER COMMENTS:

Estimates for natural gas is that it may increase by 20%.

Cindy said that potted plants are causing a major amount of damage to decking on balconies. She suggests we address this issue, which is not in the new CC&R's.

The Board recently determined that we are giving homeowners a choice of two doors if they wish to replace their current front door. These door choices are on the website. The HOA will be responsible for painting the door. If a homeowner wants to try to refinish their door, they need to send in an architectural request.

ADJOURNMENT: With no further discussion, the meeting adjourned at 11:08 a.m.