

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

**CALL TO ORDER:** The meeting was called to order at 12:01 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 and lights out.

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

**TREASURER'S REPORT:** The financial statements for March and April, 2022 reflect a continuing drain on our working capital funds due to across the board inflation. It is now probable that we will end the fiscal year ending June 30, 2022 with a noteworthy operating loss inasmuch as our FY22 budget was based on pre-inflation prices. Our FY23 budget and maintenance fees will have to take this into account. Delinquency and other controllable costs remain under control.

As well, our Replacement Reserves are on target and with the anticipated approval of the special assessment for building painting and related items, we will be in a good position to proceed in these deferred maintenance areas. Please cast your vote in favor of this assessment if you have not done so already, as your response must be received by May 16th .

Finally, I am very pleased to announce that we have activated a Finance Committee consisting of two very well qualified owners, Wayne Buntin (unit 711), Sebastian Verreault (Unit 115) and myself. We held our first meeting on April 16. It concentrated on familiarizing each of us with the many aspects of our financial operations and how they are interrelated. We will likely be meeting on a pretty much monthly basis.

The report is accurate, however, and I recommend its approval by the board.

**COMMITTEE REPORTS:**

**LANDSCAPE:** Landscape Comte rpt will be brief. Moises, who has been with us over 8 years, has left to start his own car washing and detailing business. He is being replaced by Elvin and Mauro (two very capable young men) whose photos you will see posted on our bulletin board. They speak excellent Spanish. How's yours?

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. **100 building plumbing repair:** Board discussed the water main leak at building 100 and that it has been repaired.

- B. **SOLAR PANELS:** Electricity and gas bills have been pulled and reviewed. Tabled for bids.
- C. **SECURITY:** The board discussed the cameras that are now in place and what the value of our return. To get them up and running will cost \$100. A motion was duly made, seconded, and approved to spend \$100 at this time.
- D. **NEW COMMITTEES:** A motion was duly made, seconded and approve a financial committee with Hap serving as the chair. A motion was duly made, seconded, and approve Security Committee was formation with Mark Azar (Chair) and Greg Purdy
- E. **BALCONIES:** The board reviewed extended bid adding the balconies to the stair bid. By adding we will save \$4,000. A motion was duly made, seconded, and approved to authorize \$35,950 for entry deck and stair repair/sealing, balcony deck sealing and SB326.
- F. **DG REPLACEMENT:** Tabled.
- G. **GOVERNING DOC'S:** Board reviewed the final Governing Doc's from the attorney and a motion was duly made, seconded, and approved to mail to the owners to vote for approval.
- H. **STUCCO/PAINT:** We received the specs from Dunne Edwards and we have three to four bids that will be presented.
- I. **SPECIAL ASSESSMENT/BUDGET:** A motion was duly made, seconded and approved to have a vote for a special assessment in the amount of \$3,000 per unit. This will cover painting, pavement coating and balconies/stairways inspection and coating. If there is anything left over, it will help fund the reserve fund. Budget will be discussed at April's meeting.

**CORRESPONDENCE:** None.

**NEXT MEETING DATE:** May 7<sup>th</sup> at 10 pm.

**ADJOURNMENT:** With no further discussion, the meeting adjourned at 1:08 a.m.

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

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date