

**CANYON GRANADA HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

May 5, 2018

At Maryellen Hill and Associates, 1111 Tahquitz Canyon Way #120

Palm Springs

AGENDA

**I. CALL TO ORDER:**

President Roy Koenig called the meeting to order at 9:08AM. Other board members present are, Treasurer Edward Young, Secretary Cherie Baker, Steve Brown and Mike Mazzuca via phone.

**II. HOMEOWNERS' COMMENTS:**

None.

**III. APPROVAL OF MINUTES OF MEETING ON**

A motion was duly made to approve the April 9, 2018 minutes by Cherie second by Ed, motion approved.

**IV. TREASURERS REPORT:**

- I have reviewed the March 31, 2018 financial report and recommended it be approved by the board for audit. Cash balances are appropriate. February expenses are back in balance and our YTD net income was 3,386.13.
- Water expenses were above budget by 354.00 for the month.
- East pool heater replaced 3/28 for 2,900.00
- YTD net income was \$3,386.00
- Maintenance Fee Delinquency total 1.469.50
- A motion was duly made by Ed to reallocate, \$500 from pools and \$600 from roofs, so the security system will be paid off in a year, second by Steve, motion approved.
- A motion was duly made by Ed to reallocate the reserve funds accordingly. Cherie, second, motion approved.
- Change order to approve \$5000
- Thirty-five doors to be refinished, funds from painting.
- Some awnings need to be replaced.

A motion was duly made by Cherie to approve the Treasurer's report, second by Steve, motion approved.

## **V. COMMITTEE REPORTS:**

- ◆ Landscaping:
  - Lights on Palm Canyon side near the 100 building.
- ◆ Architectural:
  - Roy worked on 8 lights that are now working
- ◆ Social:
  - None.

## **VI. MANAGEMENT REPORT:**

- Fire ants and Fire Department
  - Fire Department's inspection reported no violations.
  - Fire ant treatment is scheduled for June 4, 2018
- Four awnings are in bad shape and need to be replaced

## **VII. UNFINISHED BUSINESS:**

### A. Doors update

- Letter sent to homeowners regarding the door refinishing. Logistics to be worked out before the process starts.

### B. Security and Finance Committee

- Planning for next fiscal year. Form a cameras and technology committee. Steve will be the chair. A motion by Ed as the chair, Mike, second. Motion approved.
- No need for the finance committee.

### C. CC&R update

- Next meeting, each board member will have 20 pages to review and get back. Roy 1-10 in CC&R's, Mike is 11-21, CC&R's, the Matrix 38-44 Everyone. Cherie is 22-32, Steve 33-27. CC&R's, 1-5 Steve By-laws. Ed 5-24 By-laws.

### D. Cameras/Video System

Table for now.

E. Steps/Decks (9-13)

- Updated bid to complete the steps as well as the decks to maintain esthetic continuity. A motion was duly made by Ed, second, Mike, motion approved.

F. Spa (14-18B)

- Four requests, two bids returned. Rammell costs \$2800. Osborn would redo the entire for nearly \$12,000. Motion duly made by Ed to go with the Rammell bid, Cherie second, motion approved.

G. Budget (19)

- Budget recommendation \$20 for additional costs go into reserve account. Water costs also continue to increase.  
A motion was duly made by Ed, to approve \$20 per month, second by Cherie, Roy, Mike, Ed, Cherie yah, Steve nay, motion approved.

**VIII. NEW BUSINESS:**

None.

**IX. CORRESPONDENCE: (20-24)**

Correspondence was discussed.

**X. NEXT MEETING:**

July 14, 2018 at Maryellen Hill and Associates 9:00AM to 11:00AM.

**XI. MEETING ADJORNED:**

Meeting adjourned at 10:58AM.