

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, March 15th, 2022 at 7:00PM

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Zachary Greenberg, Vice President

Sean Greenberg, Secretary

Jeremy Waters, Director

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan at 7:07 PM .

Roll Call - A quorum of the Board was established.

Ryan motions to remove treasurer report from the agenda, Sean Seconds: All in favor

Ryan motions to approve the agenda with the amended item, Sean seconds: All in favor.

Proof of Notice of Meeting

Meeting Notice posted 48 hours prior to meeting at designated area; Clubhouse Bulletin Board & Email.

Approval of Previous Meeting Minutes

A motion was made by Ryan to approve February 7th, 2022 minutes, Seconded by Jeremy: All in favor.

New Business

Pool Enclosure crack repair – Ryan explained that there is a crack in the pool enclosure, this is pushing back the resurfacing of the pool. The pool company did push back the resurface to May regardless. Management did reach out to see if this can be pushed back to November. Vak Pakis scheduled to repair the crack within the next month.

Kiddie Pool resurfacing – Ryan explained this is an add on for the main pool resurfacing. The Board pushed this through because there is another project with the splash pad flooring to be repainted. The Kiddie pool is scheduled to be resurfaced at the same time as the main pool, starting May 2nd.

Outdoor Basketball Court Backboards – Ryan stated that the basketball backboards have been broken. These backboards are the original backboards from when the clubhouse was first built in 2011. The backboards will be replaced at the same time as the resurface on April 11.

New Business

Security Vendor – Ryan explained that the Board spoke about security concerns at the last meeting. The Board have spoken with the manager of the security to overcome some of the issues we have had. We have gotten proposals for security from other vendors and met with one company for an interview with two Board members. The closest quote we received is 31k more than budgeted for and comes with 16 hours less for rover. The next quote is 45k more annually and lists the same hours we currently have. We have dug into our budget a little bit more and gone through the interview process with these vendors and have learned that there is a lot going on with labor market vendors use, 14k less applicants this year than the year previous. Management called around to other GRS communities to see their thoughts on their security vendors and they are not happy, very poor feedback. At this time is not very clear to us if switching the vendor will solve this problem. The labor for security is all new talent and will take time to train these people, there needs to be micromanagement done but the board and management team. Management is going to ask the more grs community managers about their experience with another security vendor and we are looking to have another meeting with k9. Jeremy added that we are looking into an automated system for overnight security at the guardhouse.

Irrigation – Ryan explained there have been problems with irrigation on the east side of the community. The motherboard has been burnt out a few times. Management has spoken to BrightView regarding this. Brightview has stated that the wiring needs to be replaced for this entire area. Brightview will be providing a proposal to replace these wires. Another company has been out to the property and made the same assessment regarding the wiring. Brightview is currently using their tech to manually turn on the water for the affected streets until the repairs are made.

Main pool resurfacing – The Main pool and kiddie Pool will be resurfaced starting on May 2nd.

Splash pad staining – The splash pad will be repainted while the splash pad area is closed for the kiddie pool resurface in May.

Awning Replacements – The tennis court awning and small awning over the exterior gym door will be replaced sometime in April.

Basketball court resurface – This will be started April 11th - 1 week to complete, new back boards and hoops installed as well.

Front entrance Pressure cleaning – Rick has been pressure cleaning and brushing off bricks in the area and trying to keep the white off the bricks, hasn't been super successful and may need to discuss bringing back palm beach pressure cleaning.

Tennis court – Two tennis court lights were not working and have been replaced earlier today, March 15th.

School bus stop – The Office has received complaints about a backup of parents that are parking in the entrance of the community to pick up their kids, these parents/kids do not live here. We have learned that our stop is the first drop off and other stops take longer to get to. Many parents come here so their kids don't have to wait longer. Courtney has gone out there and asked her parents to move and not gotten great feedback. Police have been out asking the parents to move, Police are supposed to come back out once the problem is resolved.

Clubhouse repairs- Clubhouse has been shut down for 2 months and we are working on getting this addressed with the public adjuster. The public adjuster has completed the estimates and will be sharing their proposal with us next week. Once the Board has reviewed this with the adjuster, we can file the claim with the insurance adjusters.

Compliance Committee recommendations and fining – Ryan motions to approve violations sent to the board prior to the meeting for fining, Zack seconds, all in favor.

90 Days in Arrears suspension – None at this time

Committees

Landscaping – Jeremy gave an update for the committee. Committee has met to go over landscaping around the pool to freshen up the area.

Social - No Committee member was at meeting to give update

Compliance – Maureen gave an update for the compliance committee. There were 11 hearings, most of which were maintenance, for the last meeting. No homeowners were at this meeting.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 7:47 p.m. Seconded by Zack. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors