

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Wednesday, January 12th, 2022 at 7:30PM

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Zachary Greenberg, Vice President
Allan Frishberg, Treasurer
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 7:16 PM .

Roll Call - A quorum of the Board was established.

Zack makes a motion to amend the agenda to add Commerical Vehicle/Overnight parking to the agenda under New Business, Ryan 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 the December 2nd, 2021 minutes, Seconded by Allan : All in favor.

Updates

Covid procedures - Ryan explained that the newest variant of Covid-19 “omicron” has caused a lot more cases of covid in the recent weeks. The positivity rate has gone up for Palm Beach County. Since the positivity rate has increased, the Board reinstated the mandatory mask mandate for the clubhouse

amenities. Masks must be worn inside the clubhouse except when actively working out in the Indoor basketball court, gym and yoga room or while eating and drinking.

Commercial Vehicle/Overnight parking – Zack explained that the rules and regulations state commercial vehicles cannot be parked overnight unless in the garage. Zack wanted clarification on what is considered a commercial vehicle. Ryan explained that a previous Board defined commercial vehicles as any vehicles that have company/vendor branding or logos displayed on the vehicle's exterior. Commercial vehicles must follow the normal parking rules for street parking but can only be parked overnight inside the homes garage.

New Business

Access rules for vendors in weekend – An incident occurred over the past weekend when a guard did not allow access to a resident's party planning vendors. The Board wants to establish guidelines for vendor access over the weekend. Ryan makes a motion that no landscaping, major Constuction or renovations vendors allowed inside the community after 6pm Monday through Friday, Mover vendors are not allowed access inside the community, no mover vendors are allowed access inside the Community Monday through Friday 8PM, Major construction & renovation vendors are not allowed inside the community on Saturday & Sunday, Allan seconds; All in favor.

Parking rules for RV's - Ryan explained that a lot more families are renting motorhomes to take on trips. Motorhomes are not allowed inside the community. Most of the time, residents are bringing these vehicles inside the community only to pack for a trip. Ryan makes a motion to allow motorhomes and camper trailers inside the community Fridays starting at 6pm until Monday at 8am unless Monday is a national holiday than it would be Tuesday at 8am. Temporarily residing in any parked vehicles is prohibited under any circumstances, Allan seconds; Jeremy & Sean Concur, Zack opposes: Motion passes. Motorhomes and camper trailers must abide by all normal parking rules of the association.

Upcoming maintenance projects - Ryan explained that the Board recently approved a proposal to resurface the community pool. The project will begin in March and the pool will be closed for 1 month. The outdoor Basketball court will also be resurfaced in March. An email will be sent once set dates for these projects are given.

Treasurers Report

- Allan reviewed the current aging report and balance sheet.

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

90 Days in Arrears suspension – Ryan motions to deactivate the RFIDs for all new accounts submitted prior to the meeting, Allan seconds: All in favor.

Committees

Landscaping – Jeremy gave landscaping update for the committee. The committee is working on a couple of ideas for landscaping. Jeremy will act as a liaison for the committee.

Social – Committee Member Aimee gave social update. She thanked Jeremy for his time and service while on the Committee. Covid paused events for the time being. Social has been working on a casino night for adults and have gathered proposals. Aimee is trying to put together some covid friendly events for the future.

Compliance – Maureen states the compliance committee would like to congratulate Jeremy on joining the Boars. The compliance committee is considered with the amount of golf carts seen around the community. The compliance committee would like to meet with a few members of the Board to go over a few concerns they have.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 8:52p.m. Seconded by Jeremy . All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors