

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, April 6th, 2021 at 7:00 p.m.

Location: Via Zoom

Board Members Present: Eryka Lefrak, President
Andrew Just, Vice President
Allan Frishberg, Treasurer
Ryan Anderson, Secretary
Zachary Greenberg, Director

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order at 7:10 p.m. by Eryka Lefrak , President.

Roll Call - A quorum of the Board was established.

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 to approve the March 10, 2021 minutes, Seconded by Eryka Lefrak; Ryan Anderson: All in flavor.

Ryan makes a motion to remove the holiday parking hours. Seconds Allan Frishberg, Eryka & Zach I'd. Andrew opposes. Motion passes.

Updates

Weight equipment update – Courtney explained that the beginning of 2021, proposals were obtained from 3 companies for new weight equipment. Ryan put together a short survey for insight on what equipment was needed and which company to choose that the residents could fill out online or in person at the gym. Andrew stated a lot of work was put into getting these proposals and comparing them with what equipment is needed. Andrew also explained that Fitnessmith's proposal offered the best equipment's and options for our community and is already our gym maintenance vendor. A few things need to be changed for the most recent proposal from Fitnessmith. Andrew Just motions to forward with Fitnessmith as long as they are a few thousands within profitness, Ryan seconds, All in favor.

Maintenance Update – Courtney went over the maintenance update. Brightview recently completed trimming of all the coconut palms and did a crown reduction of all the Hong Kongs orchids. All County paving recently re-striped all the traffic parking lots for the clubhouse, overflow and guardhouse parking lots.

Amenity hours and changes – Courtney explained that a lot of residents have asked when the rest of the clubhouse will be opening back up to normal hours. There have been no issues or concerns regarding the amenities that are currently opened and no one has reported any health concerns related to covid-19 amid the openings. Courtney proposes opening the clubhouse amenities back to normal hours and possibly limiting capacity if needed. Eryka is for opening but there should be capacity restrictions. Zack agreed with limits capacity. Eryka Motions to open the clubhouse amenities back to normal as long as mask are worn at all times except when actively playing exercising, social distancing guidelines are set in place, capacity limits are set for each room at 50% and the office reserves the right to ask anyone to leave if not following guidelines, Zack seconded. Andrew chimed in that there are no longer any state restrictions in place for capacity limitations for businesses and businesses can set their capacity limitations as their see fit. Andrew Motions open clubhouse amenities to normal hours and capacity starting Monday, May 3rd as all as social distancing is in place and masks are worn at all time except when actively exercising. Allan seconds. Ryan 1's. Eryka and Zack opposes. Motion passes.

Irrigation Concerns - Courtney went over the recent irrigation concerns that the community, specifically the north end, are experiencing. Courtney worked with Jared from Hector Turf to determine why the north clocks are always getting disrupted and not turning on when performed. Jared was able to provide a phone number for another Property manager that works at the Community GL homes also built and provided a two-wire system. This property manager was able to give a lot of insight on the irrigation issues she has dealt with at her community and advice on what to do for ours. It mentioned that the irrigation system should be grounded. Courtney called the electrician to check this and found that the north clock was not grounded. A proposal was given for this to be done and approved; the grounding will be done later this week. The irrigation tech from Brightview has been working on the works orders and also working on items that have given us problems. A lot of wires were replaced and took a few days to complete. The system is up and running at this time.

New Business

Tennis Court Reservations – Courtney explained that some residents have asked for Tennis reservations to be restored. The Board agreed that tennis court reservations could be resumed starting the following week on Monday. No motion was made on this topic because Tennis court reservations were already put in place prior to COVID-19.

Holiday Parking hours – * Ryan motioned to remove this item from the agenda prior to going over new business, Allan seconded the motion, Eryka and Zach agreed, Andrew opposed. Motion passed.

Rentals – The board decides to hold off on discussing rental agreement for the social until after the clubhouse has officially been reopened.

Compliance Committee Recommendations and Fining – The Board was given a list of past-due violations prior to the board meeting for review. Eryka motions to fine and send everyone on the list to compliance, Allan & Ryan seconded: All in favor

90 Days in Arrears suspension – 4 accounts are currently 90 days past due and have not already had their access turned off – Eryka motions to turn off access for these 4 accounts and levy a \$25 reactivation fee, Ryan seconds, all in favor.

Committee Reports

Social: Eryka said office doing great work on food trucks. Food trucks have been reported leaving early.

Compliance: Maureen went over this. Nothing to report

Landscaping: Jeremy went over this. Rock was installed at front entranceway by the large waterfall. Working on a proposal to add to the north berm. Ryan brought up sod by tennis courts.

Adjournment

With no further business to address, Eryka motioned to adjourn the meeting at 8:19p.m. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors