

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Thursday, December 2nd, 2021 at 12:30PM

Location: Via Zoom

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

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan at 12:35 PM .

Roll Call - A quorum of the Board was established.

Ryan makes a motion to amend the agenda to add approval of the 2022 Budget Meeting minutes to the agenda, Andrew 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 November 2nd, 2021 minutes, Seconded by Andrew: All in favor.

Approval of 2022 Budget Meeting Minutes

A motion was made by Ryan to approve the 2022 Budget Meeting Minutes, Seconded by Andrew: All in favor.

Updates

Social Committee Appointment – Ryan motions to appoint Stephanie Woodie to the Social Committee, Zack Seconds: All in favor.

Maintenance Update - Courtney stated that several Maintenance items around the community were recently completed including common area pressure cleaning, mulching throughout the community, waterfall/fountain cleanouts and several landscaping projects. The front entrance annuals will be changed this week. There are also several Holly trees that need to be replaced down the tree rows. 24 need to be replaced currently. Brightview and Pedro landscaping provided proposals for replacement of these trees. They also included two proposals to replace the 24 holly trees for Japanese blueberry trees instead. Allan motions to approve BrightView's quote to replace the 24 Holly tree with Japanese Blueberry trees, Andrews seconds: All in favor.

New Business

Year-end Projects – Ryan went over that several proposals for various projects for 2022 have been received and reviewed by the Board. The Board will be voting on the completion of the installation of two awnings; one for the exterior gym door and one for the tennis courts, resurface of outdoor basketball court and replacement of broken cameras. Tropical Awning and Delray awning provided proposals for the installation of new awnings. Tropicals bid came in lower to replace two awnings would be \$2200 or \$300 with awnings and painting poles. Board agrees that the onsite maintenance man, Rick, can paint the poles prior to installing the new awnings. The awnings will remain the tan color they are currently. Ryan motions to approve Tropical awnings proposal of \$2200, Allan seconds: All in favor. 4 proposals were received for the outdoor basketball court resurface. Hartzell, Fast courts, Creative contracting and armored courts all provided proposals. Allan motioned to approve Armored courts proposal including the fiberglass overlay along with adding pickleball court lines, Ryan seconded: All in favor. Ryan stated that there are 2 security cameras are currently broken. He also stated the proposal included replacing 6 cameras for night vision cameras. The cameras to be replaced with night vision are not broken. The Board discusses waiting to replace the current cameras for night vision once they break. Allan motions to approve replacing the two broken front entrance cameras, Ryan seconded: All in favor.

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 – None at this time.

Committees

Landscaping – Jeremy stated landscaping is wrapping up items for 2021 including the replacement of holly trees and changing the annuals at the front entrance.

Social – Jeremy stated that fall fest went very well even with moving the date, there were still a lot of residents in attendance. Entering into the holiday season, the committee will be hosting a cookies and cocoa night with story time presented by Mr. & Mrs. Claus. There is also a holiday themed movie night

under the stars, weather permitting, showing the polar express. The committee is also working on some adult events like another casino night for late January 2022.

Compliance – The compliance committee chair was not present during the meeting but provided a statement to be read by Courtney, Maureen statement was the following: “Last month the Compliance committee recommended placing a sign in the overflow lot stating permission is needed to park in the lot. Residents have been getting fined \$100 for parking without permission. The exit gate sign is ineffective for the overflow parking lot in my opinion. There are too many letters crunched together. It is necessary to come to a full stop to read it. This is counterproductive at the exit gate as people want to exit immediately and are not going to be able to read it at a glance. The bigger issue is the sign is AFTER the entrance to the overflow lot. Most people would enter the overflow lot at the entrance closest to Valetta Isles. It is very unlikely that they would see the sign at the exit gate. As I reported last month, many of our residents do not read the emails and do not know that you cannot park in the lot without permission. It would be very helpful to have a sign posted in the overflow lot.”

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 1:43 p.m. Seconded by Allan. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors