

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

February 2024 Meeting Minutes

Date and Time: Tuesday, February 13th, 2023

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Allan Frishberg, Treasurer
Sean Greenberg, Secretary

Board Members Absent: Zachary Greenberg, Vice-President

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan Anderson at 7:04PM.

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 February regular meeting agenda

Ryan motioned to amend the meeting agenda to include "executive committee" under New Business. Allan seconded, all in favor.

Approval of November Budget & regular meeting minutes

A motion was made by Ryan to approve the November 7th Budget Meeting Minutes and the regular November meeting minutes, seconded by Sean: All in favor

New Business

- **Ratify RFID revocation for Members 90 days or greater in arrears** – There are 20 account in arrears. Ryan makes a motion to deactivate the vehicle decals and Fobs for the 20 accounts 90 days or greater in arrears, Sean seconded, all in favor.

- **Ratify RFID revocation for Members not compliant with HOA governing documents** – None at this time
- **Compliance Committee Recommendations & Fining** – Ryans makes a motion to fine those with outstanding violations, Sean seconded, all in favor.
- **New Property Manager Announcement** – A new Property Manager was recently interviewed and hired by the Board of directors for Canyon Trails. Beatrice Irizarry is a portofolio Manager already working under GRS Community Management, she has accepted the position as the new Manager for Canyon Trails. She will be starting at the Community on February 19th, 2024.
- **Exterior painting for HOA structures** – Proposals were given to the Board for painting the exterior Association buildings including the Clubhouse, Pavillion, Guardhouse, Bus-stop columns and the the Association owned streetlights lining the front entrance/exit of the community. Ryan makes a motion to approve Prime Painting proposal of roughly \$12,000 for work, Sean seconded, all in favor.
- **Restripping of HOA roadways** – Proposals were given to restripe all the traffice lines throughout the Community. Ryan makes a motion to approve All county pavings proposals amounting in a rough total of \$9000 for this work, Sean seconded, all in favor.
- **Entryway lighting** – A proposal was given to the Board to review for replacing out floodlight(landscaping lights) at the front entrance of the community and the Cul-de-sac at the Clubhouse. The proposal also included replacing one broken GFI outlet. Ryans makes a motion to approve Frontline Electrics proposal for \$2,155, Sean seconded, all in favor.
- **Executive Committee** – Ryans makes a motion to create a Executive Committee consisting of all Officers on the Board of Directors, Seconded by Sean, all in favor.

Presentations

- **Treasury Update** – Allan gave the treasurers report to the Memberhsip present during the meeting.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 7:44 P.M. Seconded by Sean . All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors