

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Wednesday, March 15th, 2023

Location: Via Zoom

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

Board Member Excused: Jeremy Waters, Director

Also, Present: Paula Davis, LCAM, GRS Community Management

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan Anderson at 8:00 PM.

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 Ryan to approve February 8th, 2023 minutes, seconded by Zack: All in favor, motion passed.

New Business

- **Introduction** – Ryan introduced Paula Davis as new Community Manager. Paula thanked everyone for the nice welcome.
- **Golf Cart Restrictions** – Ryan stated the board has been discussing the installation of landscape and concrete bollards at the entrance to community to restrict passage of golf carts via entrance sidewalks. This will still allow free passage of bicycles and wheelchairs. Rebar with chains will be installed with landscaping and removed once the landscape matures. Notice will be sent to residents prior to the implementation of the restriction. Golf cart drivers entering the community

will be required to produce a driver's license. A \$100 fine to be charged to residents who do not operate a registered, licensed and insured - street legal golf cart.

Allan stated he is working on quote for the bollards and Jeremy will work with landscapers.

Ryan motioned to purchase four bollards with landscape, rebar and chains with the project expense capped at \$7,100. Second by Allen. All in favor, motion passed.

Updates

- **Pool** – Ryan reported the pool required a chemical treatment and was closed Monday, Tuesday and reopened on Wednesday.
- **Gazebo** – Ryan reported the gazebo is will be undergoing major restoration and Dyna Prime. Ryan asked for a motion to ratify the agreement with Dyna Prime. Motion by Sean. Second by Allan. All in favor, motion to ratify passed.
- **Clubhouse** – Ryan reported the clubhouse repairs have started. The kitchen demo complete, countertop to be installed, and new backsplash going in. Basketball court is scheduled next to begin. Ryan stated the board considered three proposals for the Clubhouse restoration from Gio Property Services (\$33,750), Madruga Construction (\$36,300) and Finish Line Construction (\$192,000 without Kitchen \$179,000). Excluded in the bids are: the refurbishment of the Social Room furniture, Kids Room makeover and Dance Studio. Ryan made a motion to accept quote from Gio Property Services. Second by Allan. All in favor, motion.
- Tennis Court Windscreens – Ryan stated screens will have Canyon Trails logo and the expected arrival will be in a few weeks.
- Spring Into Fun Event – Alan reported the event will be April 2 from 10 am to 2 pm and look for lots of fun for the family. Ticket purchases available on line. Event flyer shown for audience.

Treasurer Report

Allan gave the Treasurer report. To date, \$24,000 under budget. CDs have been purchased and will now be making interest on reserves of \$967,000. CD accounts have been laddered. Operating is \$1,700,000. Currently 20 homes not paid (\$17,000), 7 homes in collection (\$8,000), Liens (\$6,000) and Miscellaneous (\$4,000) approximately \$36,000 in receivables. Which is on par for this time of the year.

Compliance Committee recommendations & fining

Ryan motioned to approve the Compliance Committee's recommendations as noted. Second by Allan. All in favor, motion passed.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 9:06 PM. Seconded by Zack . All in favor, motion passed.

Respectfully Submitted,

Paula Davis, LCAM – GRS Community Management

On behalf of the Board of Directors