

# CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

## Meeting Minutes

**Date and Time:** Tuesday, November 2nd, 2021 .

**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 6:24 PM .

**Roll Call** - A quorum of the Board was established.

Ryan makes a motion to amend the agenda to remove Appointment of landscaping committee member, 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 October 12th, 2021 minutes, Seconded by Allan: All in favor.

### **Updates**

**Pool Resurface Quotes** - Courtney went over pool resurface quotes. The Community pool has not been resurfaced since the pool was first installed. The Board has some questions before signing a proposal for the resurface but agreed to make a motion on the amount of funds spent for this project. Sean Motions \$43,000 for the pool resurfacing, Seconded by Andrew: All in favor.

### **New Business**

**Reserve Study – Courtney** explained that a reserve study hasn't been done since 2016 and the standard is to have study done about every 5 years. Courtney obtained several quotes for a reserve study to be performed and gave the Board examples of the studies each company would complete. The reserve study would be completed in 2022. Allan motions to accept J R Frazer's proposal for the reserve study, seconded by Sean: 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 that the endcaps throughout the community have been completed with missing plants added for these areas. This work was done by Brightview. Pedro landscaping recently removed a firebush hedge along Mantova bay heading towards Valetta isles and installed a clusisa hedge in its place. The berm along Acme Dairy was missing some plant materials and that was also recently replaced by Pedro Landscaping.

**Social –** Aimee stated that the social committee recently held a pumpkin decoration party in the social hall and there was a great turn out. The monthly movies nights are successful with many families attending these movie nights as well. The Fall fest was canceled to due weather but has been rescheduled for November 21. The social Committee will also be holding a coffee and donuts day on November 6. Residents are giving good feedback about events so far and the Committee wants to start planning more events for 2022.

**Compliance –** No chair from the compliance committee was present during this meeting

### **Adjournment**

With no further business to address, Ryan motioned to adjourn the meeting at 7:19 p.m. Seconded by Allan. All in favor.

### **Respectfully Submitted,**

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors