

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Wednesday, October 19th, 2022 at 7:00PM

Location: Via Zoom

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

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan Anderson at 7:58 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 September 13th, 2022 minutes, seconded by Jeremy: All in favor

Updates

- **Community Maintenance schedule** – Courtney went over the community maintenance schedule. Brightview will be onsite on Friday, October 21st to continue their landscaping blitz. Advanced Mulch will be onsite October 24th to start mulching all the common area landscaping beds. This process will take about two weeks. Starting the week of November 7, Palm Beach Pressure cleaning will be onsite to complete the pressure cleaning for the common areas

throughout the community. This pressure cleaning will take about 2 weeks to complete. The week of November 14th, the Holiday lights at the front entrance will be turned on. During these weeks leading up to Thanksgiving, several landscaping items will also be addressed throughout the Community.

New Business

- **Budget Meeting date** – The Board agreed that Thursday, November 10th at 7:00PM works for the date of the Budget Meeting.
- **Annual Meeting date** – The Board agreed that Wednesday January 11th works as a good date for the annual meeting.
- **Landscaping Proposals** – The Board went over several landscaping proposals given. Ryan approved the proposal given by gryphon landscaping to replace all the community end caps, Seconded by Jeremy. All in favor. Ryan approved the proposal given by Gryphon landscaping to replace on coconut palm tree, seconded by Jeremy. All in favor.

Treasurers report – Allan Frishberg gave the treasurers report.

Compliance Committee recommendations and fining – Jeremy motions to approve violations sent to the board prior to the meeting for fining, Ryan seconds, all in favor.

90 Days in Arrears suspension -

Committees

- **Landscaping** – Courtney gave an update for this committee. The landscaping came up with a good plan for all the end caps for the community.
- **ARC** – Courtney gave an update for this committee. The ARC has been meeting regular on the 2nd Thursday of the month. The last few meetings have been very light with applications.
- **Social** – Courtney gave an update for this committee. The social committee has hosted several smaller events that have been great including a bubble show, tie-dye party and a magician.
- **Compliance** – Courtney gave an update for this committee – Compliance had their first meeting without previous chairperson, Maureen and it went really well. The committee meets via zoom once a month.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 8:58 PM p.m. Seconded by Jeremy. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors