

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, September 1st, 2020 at 7:00 p.m.

Location: Via Zoom

Board Members Present: Eryka Lefrak, President
Andrew Just, Vice President
Allan Frishberg, Treasurer
Ryan Anderson, Secretary
Juan Basto, Director

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order at 7:10 p.m. by Eryka Lefrak, President.

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

Approval of Previous Meeting Minutes

A motion was made by Andrew Just to approve the August 3rd, 2020 minutes, Seconded by Allan Frishberg; All in flavor.

Updates

Budget Review and workshop – Courtney explained some of her budget processes and that she is working on the budget now for the 2021 budget year and will be announcing a date for the budget workshop soon.

Playground refresh –Playground refresh is completed, the new playground flooring was installed and looks amazing, board is very happy with the changes made to the playground.

Front paver reset and seal-coating – Pavers at the front entrance were reset by Terra pavers and then pressure cleaned by Palm Beach Pressure Cleaning along with being seal-coated, there was issues with a white substance seeping through the pavers and staining them. The white substance has now been removed.

Holiday Lights – Andrew went over the holiday light contract we have in place and stated that we have issues with the vendor and wanted to get out of the contract but a clause in the contract limits us from breaking it without paying back some fees to the vendor. Andrew met with Holiday lighting designs and discussed our concerns and they stated that they would have a supervisor onsite for the installation of the holiday lights this year, we would get all new lights with watertight lights and a walk through would be performed with the property manager and Andrew present after the lights were to be installed. The Board was happy with this resolution.

Lake Evaluation – Andrew explained that Courtney had went around each lake and took pictures of the littorals and areas and compared to the original lake maps created by GL homes showing the littorals. One lake does more littorals than originally planned and Palm beach Aquatics will be contacted to review this lake and remove the extra littorals. There are some lakes that were originally planned without littorals and should be left that way.

Officer's reports

Amenity Re-opening: Playground – Eryka made a motion to open the playground from Dawn to dusk starting Saturday September 5th as long as cleaning is down prior to opening by maintenance and a sign is posted that states play at own risk; mask must be worn and social distancing must be in place. Playground must also have a hand sanitizer dispenser in place, No reservations needed. Allan the motion seconded, all in favor.

Amenity Re-opening: Outdoor Basketball court – Eryka made a motion to open the outdoor Basketball courts starting on September 5th from dawn to dusk, Ryan seconded, all in favor.

Amenity Re-opening: Splash Pad – Eryka made a motion to open the splash pad Mondays, Wednesday and Fridays from 9am –5PM , Tuesdays & Thursdays from 9am to 2PM, Saturdays and Sundays from 12PM to 5PM as long as cleaning is done prior to opening by maintenance, signs are posted that state use at your own risk: Masks must be worn and social distancing must be in place. Splash pad must also have a sanitizer dispenser in place. No reservations needed. Eryka also stated that we will determine the capacity limitations before opening the splash pad. Allan the motion seconded, All in favor.

Amenity Re-opening: Pool - Allan made a motion to open the Pool Mondays, Wednesday and Fridays from 9am –5PM , Tuesdays & Thursdays from 9am to 2PM, Saturdays and Sundays from 12PM to 5PM as long as cleaning is done prior to opening by maintenance, signs are posted that state use at your own risk: Masks must be worn and social distancing must be in place. Pool must also have a sanitizer dispenser in place. Eryka also stated in motion that we will try this out and as long we do not have more

than 3 incidents within the first two weeks, no reservations are needed. Ryan the motion seconded, All in favor.

Amenity Re-opening: Gym - Eryka made a motion to open the Gym Mondays, Wednesday and Fridays from 9am –5PM , Tuesdays & Thursdays from 9am to 2PM, Saturdays and Sundays from 12PM to 5PM as long as cleaning is done prior to opening by maintenance, signs are posted that state use at your own risk: Masks must be worn and social distancing must be in place. The Gym must also have a sanitizer dispenser in place. Eryka also stated in motion that we will try this out and as long we do not have more than 3 incidents within the first two weeks, no reservations are needed. Time to use gym would still be 1 hour with 4 people using the gym at one time. Allan the motion seconded, All in favor.

Amenity Re-opening: Tennis Courts - Eryka made a motion to open the Tennis Courts Mondays, Wednesday and Fridays from 9am –5PM , Tuesdays & Thursdays from 9am to 2PM, Saturdays and Sundays from 12PM to 5PM as long as cleaning is done prior to opening by maintenance, signs are posted that state use at your own risk: Masks must be worn and social distancing must be in place. The Gym must also have a sanitizer dispenser in place. Eryka also stated in motion that we will try this out and as long we do not have more than 3 incidents within the first two weeks, no reservations are needed. Time to play would still be 1 hour. 8 people max allowed on courts at one time. Allan the motion seconded, All in favor.

Savings Account: Allan has been in touch with Sean from GRS regarding obtaining a saving account for the Community. Valley National is the bank we use now. Allan wants to look into finding a better bank with a higher interest to earn.

Compliance Committee Recommendations and Fining: Eryka motioned for 13 maintenance and/or parking violations to go before the fining committee for September. Andrew seconded. All in Favor.

90 Days in Arrears Suspension: At the time of the meeting, there were no new accounts 90 days in arrears.

Committee Reports

- **Landscaping:** Andrew went over landscaping updates. A flood light was repaired at the front entrance. A resident named Jermy is interested in joining the landscaping committee, Andrew appoints Jeremy to the committee pending the other committees' members respond.
- **Social:** No Social updates at this time
- **Communications Liaison:** No Communications updates at this time.

Adjournment

With no further business to address, Eryka motioned to adjourn the meeting at 8:41 p.m. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors