

# CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

## Meeting Minutes

**Date and Time:** Thursday, September 7th, 2023

**Location:** Via Zoom

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

**Also, Present:** Courtney Buchan, LCAM

**Board members Absent:** Jeremy waters, Director

### Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan Anderson at 7:02PM.

Approval of September regular Meeting Agenda – Sean motioned, seconded by Zack.

### 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 Sean to approve July 5<sup>th</sup>, 2023, Minutes, seconded by Zack: All in favor

### Unfinished Business

- **Poolside furniture update** – Poolside furniture has been purchased and delivered to the Community pool. The furniture looks beautiful.
- **Indoor Basketball court mural** - The Indoor Basketball court Mural has been completed. The Mural is a nice addition to the newly re-opened court.
- **Entrance flowers** – New entrance flowers have been planted at the front of the community.
- **Home paint scheme booklet** – Ryan motions makes a to approve the paint palette besides paint option 4, Allan seconded: All in favor.

### New Business

- **Ratify RFID revocation for members 90 days or greater in arrears**– None at this time

- **Ratify RFID revocation for members not complaint with HOA governing documents** – None at this time.
- **Recommend violation for compliance committee review** – Zack makes motions to Fine the residents with expired and/or reoccurring Covenant Violations and request them to attend a future fine hearing meeting with the compliance committee, Allan seconded: All in favor
- **Entryway light post Painting** – Awaiting proposals for project, nothing decided at this time.
- **Guest entrance fast access system** – Sean motioned to approve ABDI Fastaccess scanner addition to the guardhouse, Allan seconded: All in favor.
- **Landscaping plan modification** – Ryan motioned to table until the next session, Zack seconds the motion: All in favor.

### **Presentations**

- **Treasury update** - Allan gave the Treasurers report.

### **Adjournment**

With no further business to address, Ryan motioned to adjourn the meeting at 8:00 p.m. Seconded by Allan. All in favor.

### **Respectfully Submitted,**

Courtney Buchan, LCAM - GRS Community Management

On behalf of the Board of Directors