

# CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

## Meeting Minutes

**Date and Time:** Monday, August 15<sup>th</sup>, 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 7:04 PM.

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

**Approval of Meeting agenda** A motion was made by Ryan to approve the meeting agenda Second by Allan : 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 June 6th, 2022 minutes, seconded by Jeremy: All in favor

### **New Business**

**Gate arm incidents & procedures** - Ryan explained that there are chronic issues with the gate arm being hit by residents. Residents are not fully stopping at the gate arm and/or tailgating into the community. The person captured hitting the gate arm will be sent a notice to pay for the reinstallation of the gate arm. The gate arms are hit weekly sometimes more often. Ryan suggests changing the rule to also charge a \$100 dollar fine along with the cost of the reinstallation of the arm. Sean brought up that if this

was caused by repeat offenders, this has not been an issue with the same person always hitting the arm. Ryan makes a motion to change the policy for broken gate arm incidents to include charging \$100 fine plus the cost to repair the arm, Seconded by Zack: All in favor.

**Monthly Board meeting schedule** - Ryan stated that the board is looking to host a monthly meeting every second Tuesday of the month at 7pm, there will be some flexible needed as not all Board members can meet every 2<sup>nd</sup> Tuesday of the Month.

### Updates

**Splash pad repainting** - The splash pad was closed after repainting due to some slipping incidents. The contractors were called back to repaint in some areas that needed additional coverage and use a different slip-resistance. The contractor will be using a different material called "Shark Grip". The contractor will be onsite sometime this week to complete the repainting.

**Clubhouse repairs** - Ryan gave a quick recap of the clubhouse damage. Several rooms were affected by the flooding that happened to the clubhouse in January 2022. The Board is utilizing a public adjuster to help with the claim process. The insurance company hasn't responded to the public adjusters' inquiries for quite some time. The Board agreed to file a civil remedy notice through the public adjuster, this notice forces the insurance company to answer the public adjusters' inquiries regarding the claim. If the insurance company does not respond to this notice, the next course of action is to file a notice for the intent to litigate. In addition to filing the intent to litigate notice, the appraisal process would be started as well and this process can take up to 60 to 90 days to complete. The public adjuster and the association attorney were asked if work could be started before the claim is settled and both have advised the Board not to start any work because the insurance company has a right to inspect the damages at any time before the claim is settled.

**Pool maintenance** – Ryan stated that the pool was recently resurfaced, new landscaping was installed around the pool deck, the awnings were repainted, several areas of pavers were reset, a new water fountain with bottled filling station was installed and the pool was recently polished to smooth some areas from the resurfacing.

**Treasurers report** - Allan Frishberg gave the treasurers report.

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

**90 Days in Arrears Suspension** - Ryan motions to approve suspending gate access to those in 90 or more in arrears, Jeremy seconds: All in favor.

### Committees

**Landscaping** - Jeremy gave a quick recap, the pool landscaping was recently updated. Some new flowers were planted by the exit of the community.

**ARC** - There was no ARC committee member present during the meeting to give a report.

**Social** - Aimee gave the update. Social is trying to get the activities up and running. She stated a lot of residents have spoken to her about getting more social events for the community. Aimee stated that the office shouldn't need to help plan the events and she would like to run the social committee along with

Stepanie and help from other residents to set up events. Aimee would also like the social budget to be increased for 2023.

**Compliance** - Ryan thanked Maureen for her 8 years of service on the compliance committee. Maureen will be moving in September and will be stepping down from her role as the chairperson at the beginning of September. The August compliance committee meeting will be Maureen's last meeting. Maureen suggested sending a stand-alone email regarding finding a new compliance committee member.

**Adjournment**

With no further business to address, Ryan motioned to adjourn the meeting at 8:32PM p.m. Seconded by Zack . All in favor.

**Respectfully Submitted,**

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors