

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Monday, February 8th, 2021 at 7:00 p.m.

Location: Via Zoom

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

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 Ryan Anderson, Secretary.
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 January 12th, 2021 minutes, Seconded by Allan Frishberg; All in favor.

Updates

Overflow Parking lot rules – Ryan explained that we discussed this topic at our last meeting. There are no rules in place for this parking lot located at the front of the community on the exit side. This parking lot is used as a bus stop for parents to drop off/pick up their children for school. Eryka states that she found a previous board ruling on this matter and this is why we are discussing this issue again, to supersede, Eryka motions to supersede the previous boards ruling on the overflow parking rules. Andrew adds to the motion that the office can make a decision to let the office use the clubhouse as overflow parking lot. Andrew seconded the motion: All in favor.

Pool Awning installation – Ryan explained that new awnings were installed at the pool and splash pad

Amenity hours and changes – Ryan explained that the clubhouse has been closed for almost a year. The Board would like to open the clubhouse amenities somewhat. Ryan states that the board would like to open the social hall and aerobics from 10am to 5pm Monday through Friday. The indoor basketball court, toddler room and arcade are still closed. Pool and splash pad would be 7am to 6pm, sun up to sun down. 50% of the pool furniture would be placed out. Masks are required to be worn everything throughout the clubhouse. Eryka stated that masks must be worn everywhere around the property except when actively exercising or when social distancing of 6 feet or more can be maintained. Mask will have to be worn while inside the clubhouse at all times. Extra cleaning is also required by the maintenance staff and janitorial staff, more hand sanitizer stations will be placed around the clubhouse as well. Social hall capacity would be set at 15 people, Aerobics room would be 4 people. Clubhouse bathrooms would be opened Monday through Friday 10AM to 5PM. Eryka motions to approve amenity changes, Allan seconded, all in favor.

New Business

Weight equipment for gym – We received 3 proposals for new weight equipment and will be posting a questionnaire regarding what to replace the new weight equipment and possibly post on facebook to get input and will make a decision at the next board meeting

Landscaping compliance – Ryan explained that landscaping violations were sent out to replace trees with an arc application. The replacement of these trees requires the resident to go through the ARC committee and the ARC committee only meets once a month. Ryan motions to extends violation term to 60 days for any violations requiring an arc application to be submitted. Andrew just seconded: All in favor.

Street legal vehicle – Ryan explained Canyon trails does not allow golf carts that are not street legal vehicles.

Homeowner access form – Courtney went over this, she created a homeowner access form to be sent out to the community so residents can update any old or updated information in regards to contact info and vehicle info

Appointment of 5th Board Member – Ryan explained that 4 residents have shown interest on getting appointed the 5th member. Andrew motions to appoint Jeremy waters as the 5th board member. Eryka Seconded: Allan and Ryan did not approve, Motion does not pass

Coconut tree trimming and reduction of Hong Kong orchids – Courtney went over that the Hong Kong orchids will be trimmed and reduced along with the coconuts palm trimming starting this week 2/8/2021

Compliance Committee Recommendations and Fining - Ryan motions to send violations to the compliance committee, Seconded by Andrew: All in favor.

90 Days in Arrears Suspension - None at this time

Committee Reports

- **Social** – Courtney went over the social update. Food trucks, February booked and almost all of March. Hip Pops and Cousins Maine lobster coming this week.
- **Compliance** – Maureen went over the compliance meeting from last time, was challenging but overall good
- **Landscaping** - Jeremy went over the landscaping report, met with BrightView two weeks ago. Landscaping committee created a year plan for what needs to be addressed this year for landscaping.
- **Communications Liaison** – None at this time

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 8:37 p.m. Andrew seconded All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates
On behalf of the Board of Directors