

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Wednesday, January 11th, 2023

Location: Via Zoom

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

Board Members Not Present: Ryan Anderson, President

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order by Zack at 7:08PM.

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 Sean to approve December 13th, 2022 minutes, seconded by Jeremy: All in favor

New Business

- **Clubhouse repairs update** – Courtney explained that the final step of the claim was going through an appraisal process with the insurance company and public adjuster. The insurance will name an appraiser, if the public adjuster agrees to use this person for the appraisal, the appraisal will take place within a week of naming the appraiser. The public adjuster did agree with the insurance companies' choice of appraiser. The appraisal took place early December and takes a week to get the results. As long as both the appraiser and public adjuster agree on the amount set by the appraisal, this amount will be paid to the community. The amount set was

agreed upon and this final payment was made by the insurance company. Courtney is currently obtaining quotes for the work needed.

- **Updating Community paint colors** - Courtney explained that the community is now over 10 years and many homes are in need of painting. Unfortunately, GL homes did not provide the original list of paint colors. Courtney is working on getting the list of original colors with Sherwin Williams help. New colors should be added to the original list so Courtney will be getting feedback from the residents regarding possible new color choices.
- **New Property Manager** - Courtney announced to the community that she will be leaving Canyon Trails as the property manager and will be taking an office position at GRS Community Management. A new property manager has not been chosen; interviews are being held at this time.
- **Security Concerns** – Zack explained that there have been some recent security concerns. Zack stated that the guard working this past Saturday was terminated for letting anyone into the gate. Some Board members have met with the security teams leaderships and have created an action plan. Zack stressed that residents must let the office know if there is any concern regarding the gate or security team.

Treasurers Report - Allan gave the treasurers report.

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

90 Days in Arrears Suspension – Jeremy motions to approve deactivation of access to those residents 90 days in arrears, Allan seconds, all in favor.

Committees

- **Landscaping** - Jeremy gave committee report. He stated that the end caps were recently re-done and looking very nice. Gryphon has taken over for landscaping services starting on January 1st.
- **ARC** - Courtney stated that the ARC meets the second Thursday of the month.
- **Social** - Allan gave the social committee update. On Saturday, there will be a live band playing in the open field behind the clubhouse along with 4 food trucks. This is a free event for the community. Sean Made a motion is disband the social committee, Allan seconds the motion. Zack and Jeremy oppose the motion. The Motion does not pass.
- **Compliance** - There was no member from the compliance committee present during this meeting to give a report.

Adjournment

With no further business to address, Jeremy motioned to adjourn the meeting at 8:22p.m. Seconded by Sean. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors

