

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Wednesday, July 5th, 2023

Location: Via Zoom

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

Also, Present: Paula Davis, LCAM

Call to Order and Establishment of a Quorum

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

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 Ryan to approve May 9th, 2023, Minutes, seconded by Sean: All in favor

New Business

- **Clubhouse Condenser Replacement** – Ryan explained that an A/C condenser and compressor in the Clubhouse must be replaced. The unit requiring replacement is located by the indoor basketball court. The Board received quotes for the replacements. All quotes include the full scope of work, parts, labor, and delivery of the units needed. Ryan makes a motion to approve All Year Cooling's proposal for replacement A/C compressor and condenser as written, Zack seconded: All in favor.
- **Paver Repair at Entrance** - The pavers at the front entrance of the Community require replacement as several areas of pavers have a calcium build-up from cars driving over the area

causing calcium from the substrate to come up and over the pavers, turning them white. Over the last 6 to 12 months, the substrate has started to erode. This erosion has caused a dip to form. The areas affected will be replaced with existing pavers from another area. 600 sq feet of substrate will be replaced, the existing pavers will be reused if not damaged. Cracked pavers will be replaced with new pavers. Because of the width of the affected area, the entrance lane will need to be shut down for two days. The exit lane will be used for ingress and egress during this time. Bobs barricades will provide barricades and cones to split the exit lane into two lanes. A temporary guard hut will be installed after the guardhouse to ensure guards can continue checking in guests during this repair. Terra Pavers provided a quote for the repair at \$5500 and the barricade rental will be \$400. Two other quotes were provided and were priced at \$20,000 and \$18,000. The other two quotes included replacing all the pavers for the entire entrance lane. Ryan makes a motion to approve Terra Pavers contract as written, Sean seconds: All in favor.

- **Renew Toshiba Copier Lease** – Toshiba will renew the current office copier/scanner lease at a lesser amount per month. The lease renewal will be \$60 less a month going forward.
- **Compliance Calendar** – Ryan & Paula had met with Compliance Committee previously regarding adopting a Compliance Calendar that lists different violation types that would be the focus for enforcement monthly (proposed compliance calendar attached to meeting minutes). Each month, the Property Manager would inspect homes for that month's Violation type. If a home exhibits other Violation concerns outside of that month's violation focus, a violation would still be given for that concern. The calendar would reduce the number of Violations sent out to Homeowners each month and give residents more time to cure any violation that will be inspected in the future. Ryan makes a motion to approve the Compliance calendar as disrupted, Jeremy Seconded: All in favor.

Updates

- **Clubhouse Repairs - Insurance** – A few of the clubhouse amenities have opened after repair work has been completed. The social hall and activity room will be reopened on July 10th. An RFID reader has been installed for the new activity room to monitor traffic coming in and out of the room. The Insurance will be completely bounded on July 9th. Ryan makes motion to approve the citizens Insurance policy to bind the Common areas, Allan seconded: All in favor.
- **Hurricane Season** – Hurricane season has begun. The Board has sent out communications regarding Hurricane plans for the Communities amenities. The Board advises the residents to have their own plan for Hurricane season. There is a tax holiday upcoming for Hurricane supplies at the end of August.
- **Other** – Ryan brought up Community paint colors. The Board has considered updating the current color palette for the Community. Color Wheel was the original paint provider for the Community color palette, Color Wheel has since gone out of business. Sherwin Williams has come out to match the current color palette with their colors. Sherwin Williams will be creating an updated booklet of color schemes. Sherwin will also give suggestions for updated color schemes. Several new schemes were given, the Board would choose 3 to 5 new schemes that would fit with the Mediterranean style of the homes. The Board is waiting on Sherwin Williams

to provide the new booklets and proposed list of new color schemes to vote on any updated and new color palettes. Sean stated the street signage is starting to fade and asked if these can be inspected and if needed, replaced.

Treasurer report - Allan gave the Treasurers report.

Compliance Committee recommendations & fining - There were no Compliance Committee recommendations & fining for this month. Ryans motions, Jeremy Seconded: All in favor.

Ratify RFID revocation for Members 90 days or greater in arrears – Ryan makes a motion to suspend RFID privileges for all accounts shown as delinquent, Zack seconded: All in favor.

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