

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, June 29th, 2021 at 7:00 p.m.

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Andrew Just, Vice President
Allan Frishberg, Treasurer
Zachary Greenberg, Secretary
Sean Greenberg, Director (New appointed during this meeting)

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order at 6:55PM by Ryan Anderson.

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 Allan to approve the May 12, 2021 minutes, Seconded by Zack Greenberg: All in favor.

Ryan makes a motion to amend the agenda to remove the overflow parking lot rules, Andrew Just seconded. All in favor

Updates

Hurricane tree trimming– Courtney stated that brightview is currently trimming all the common area trees within the community. Weather has gotten in the way somewhat so it is taking longer but has

been going well so far and there have been no issues or concerns with the trimming thus far. She will do a reinspection before they are completed to ensure no trees have been missed. Trimming taking a long

Weight equipment update - The weight equipment has been changed out; we are just waiting on a weight rack that should be delivered within two weeks. Feedback from residents have been very positive on the new additions and changes made to the equipment.

Security Concerns – Ryan stated that a lot of residents have made complaints regarding the current security company, Platinum. The Board has decided to end their contract with Platinum and issued a notice of termination, their last day will be August 9th. The Board has received 3 quotes from new security company's and will review. A decision will be announced at a future meeting on which proposal will be approved and who the new security company will be.

Accident at exit gate – Courtney explained that there was an accident by the exit gate early April that caused damage to the roadway, grass, exit sign and exit gate camera. All of these areas and damages have been replaced/fixed. The vendor responsible for the damage filed a claim for reimbursement and a check was recently cut and mailed to the management office for the full damage's reimbursement, this will be submitted so cover the costs associated with this accident.

Amenity changes – Ran stated that all amenities back to normal hours. There is no longer a requirement to wear a mask inside clubhouse or surrounding areas. Office staff is comfortable with this decision. If any resident would still like to wear a mask to be comfortable, there is no issue or concern over doing so.

New Business

Board Appointment– Zack thanks candidates for question & answer forum prior to tonight's Board Meeting. Allan thanks board for their questions for each candidate. Andrew states his decision is based off the commitment of the person interested in the board position that is open for appointment and continues to state that Community involvement is important. Andrew states he would like to select Jeremy waters to be appointed for the open position and thanks the rest of the candidates for their interest. Ryan states all candidates would make a great board member. Ryan motions to appoint Sean Greenberg to the Board, Allan seconds the nomination for Sean Greenberg. Zack I's, Andrew opposes. Sean Greenberg is appointed to the Board.

Board Re-organization - Allan nominates Ryan for president. Zack nominates Andrew for President. Ryan asks Andrew if he wants to be president, he will step aside. Andrew thanks Ryan for this offer but declines this position/role. Ryan makes a motion for the following; Ryan Anderson as president, Andrew as Vice President, Zack as secretary, Allan as treasurer, Sean as director, Andrew seconds the motion. All in favor.

Irrigation Concerns – Andrew stated that the current irrigation tech, Jose, is inexperienced. There have been several issues with the irrigation since he has been onsite. When we had emir, our previous irrigation tech, we didn't have these issues. Andrew would like to approach emir about coming back on our property. Ryan asked if emir has been contacted to come back to our community and that he was initially asked him to come on board with BrightView but stayed with top cut. Courtney stated that Emir

has not been approached to come as an irrigation tech. She also stated that there were some concerns and issues with Jose when he first started but these issues have been addressed with Brightview and since, no complaints have been reported. A previous irrigation tech, Sandro, was asked to help train Jose on this community and Brightview has paid for this additional training with Sandro. Jose has improved since working with Sandro. Courtney states that she doesn't have an issue with asking emir to come back and see about getting a proposal from whatever irrigation company emir is working with currently. She is concerned that emir was supposed to change companies in the past and stay the tech with Canyon trails but changed his mind at the minute and did not do this. Ryan asks Courtney to look into Emir's employment status. Courtney will do so.

Landscaping rules and regulations – Ryan explained that there has been recent concern over some non-conforming street trees. GL homes initially installed Live Oak trees for some of the homes directly in the front, 4 feet from the roadway and next to the driveways. Some of these trees have now been removed completely and changed for different trees other than the Live Oak. Violations were sent to owners who have since changed their trees for another tree or completely removed. The association attorney was asked to look into this matter and found it is written in the Association documents that the area where these Live Oak resides is owned by the Association but maintained by the owner of the lot. These trees cannot be changed and should remain to be Live Oak tree. Another resident going forward that replaces this tree with a different type of tree or removes all together will be in violation and the Association will replace the tree with a live Oak at the Owners expense.

Clubhouse age restrictions and guests – Courtney stated that since the clubhouse has gone back to original hours, there has been an increase our children under the age of 13 using the amenities and more non-residents entering into the clubhouse. Courtney states that anyone using he clubhouse or surrounding amenities must have a FOB to gain access and that no one should be opening the door for anyone without an FOB. The office will not let in anyone with an FOB unless they need to speak to the office or purchase a fob for access. Courtney also stated that residents are allowed to bring two guests to the clubhouse per household.

Treasurers report – Allan gave the treasurers report. There is \$27,460 in delinquent accounts. \$528,957 in the total operating budget, \$726,931 in reserves, \$17,227 in Accounts receivable and \$499,090 in Liabilities and Equity.

Compliance Committee Recommendations and Fining – The Board was given a list of past-due violations prior to the board meeting for review. Zack motions to fine the residents with past due violations and send to the compliance committee for a fine hearing, Allan seconds, Andrew and Ryan I, Sean excuses himself from voting since he is newly appointed to the Board and was not provided the list of violations for fining. Motion passes.

90 Days in Arrears suspension – The Board was given a list of owners that are 90 days or later in arrears. Andrew motions to suspense access for these owners, Zack seconds, Allan & Ryan I. Sean excuses himself from voting since he is newly appointed to the Board and was not provided the list prior to tonight's meeting. Motion passes.

Committee Reports

Compliance: Maureen stated that the compliance committee continues to meet on a regular basis.

Landscaping: Jeremy gave a landscaping update that proposals for the north berm have been given and submitted to the Board for review.

Social: Courtney announces that she is seeking residents who would like to join a social committee. Anyone interested can reach out to her at the management office. She asked stated that Dulce, administrative assistant, has been working on putting together an end of summer bash. Courtney asks the Board if they can spend \$4000 to \$5000 dollars on this event. The Board agrees.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 8:20 p.m. Seconded by Allan. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors