

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Thursday, November 10th, 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 7:22PM.

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 October 19th, 2022 minutes, seconded by Jeremy: All in favor

New Business

- **Landscaping 2023 Contract** - Ryan went over the landscaping contracts received for 2023. We currently use BrightView. BrightView pricing will be going up next year so new proposals were given. There is a significant savings if the association were to switch vendors. Sean motions to approve Gryphon landscaping's proposal for 2023 once it has been reviewed by the association attorney for completion, Jeremy seconds. All in favor.
- **Tree Trimming 2023 Contract** - Ryan went over the tree trimming contracts. Courtney explained the scope of work needed. Sean makes a motion approve Gryphon landscaping, Seconded by Allan. All in favor.

- **Mulch 2023 contract** - Courtney went over the three-mulch contract given. Advanced mulch is the current mulch vendor. Advanced gave mulching the outside turnpike as an option to save on cost. Advanced also included doing a 6 month refresh for highly visible areas. Ryan makes a motion to approve advanced contract excluding the turnpike wall and including the 6-month refresh in Spring, Jeremy seconded. All in favor.
- **Pressure cleaning 2023 contract** - Ryan and Courtney went over the pressure cleaning contracts. Palm Beach pressure cleaning is the current pressure cleaning vendor for the community. Palm Beach proposed a 6-month pressure cleaning service to be added that would include pressure cleaning all the sidewalks, swales and gutters 6 months after the annual pressure cleaning. The board discussed the 6-month contract at length and decided that the contract needs more review and consideration. Zack motions to approve the annual pressure cleaning, Sean seconds. All in favor.
- **Vendor Hours** - This discussion was tabled.

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, Sean seconds, all in favor.

90 Days in Arrears suspension - None at this time.

Committees

- **Landscaping** – The end caps were recently completed.
- **ARC** – The ARC meeting scheduled 11/10 was canceled due to the hurricane.
- **Social** – Nothing to report
- **Compliance** – Compliance met on 11/9

Adjournment

With no further business to address, motioned to adjourn the meeting at Ryan at 8:36 p.m. Seconded by Zack. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors