

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, October 12th, 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

Also, Present: Courtney Buchan, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order at PM by Ryan Anderson at 6:48PM .

Roll Call - A quorum of the Board was established.

Ryan makes a motion to amend the agenda and add Appointment of landscaping committee member, Andrew seconds: All in favor.

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 the September 9th, 2021 minutes, Seconded by Allan: All in favor.

Updates

Appointment of Landscaping committee member – Ryan motioned to appoint Robert Tanen to the Landscaping committee, Andrew seconded: All in favor.

Community Maintenance Schedule – Courtney went over the maintenance schedule for the community projects that are upcoming.

Landscaping Proposals – Ryan motioned to approve the expense of \$18,200 for landscaping, Allan seconds, All in favor.

Budget Meeting Date - The board discussed possible Budget meeting dates and decided to hold the 2022 Budget meeting on November 2 at 6:00PM.

New Business

Annual Meeting Date – The Board discussed possible Annual Meeting dates and decided to hold the 2022 Annual on January 13th at 7:00PM

Pool Resurface Proposals – Courtney went over Pool resurface proposals received. The community pool has never been resurfaced and the Pool vendor has let the office know that the pool is in need of maintenance. The Board needs additional information regarding the pool resurface and has tabled this discussion for the next Board Meeting.

Closure of Bank of America Accounts – Allan made a motion to remove Marc Schreir and Raymonde Neal as signers for the Bank of America accounts for Canyon Trails and add Allan Frishberg as the new signer for the accounts, Sean seconds: All in favor.

Treasurers Report

- Allan reviewed the current aging report and balance sheet.

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

90 Days in Arrears suspension – Ryan motions to deactivate the RFIDs for all new accounts submitted prior to the meeting, Andrew seconds: All in favor.

Committees

Landscaping – Jeremy had nothing to add for a landscaping update since landscaping brought up earlier during the meeting.

Social – Jeremy went over several activities planned for the upcoming Fall Fest set on October 23rd. Jeremy asked for additional help during this event.

Compliance – No representative was present from the Compliance committee to give an update.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at p.m. Seconded Allan by 8:19 PM . All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors