

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Tuesday, October 10th, 2023

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 7:16PM.

Approval of October regular Meeting Agenda – Ryan motioned, seconded by Allan.

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 September 7th, 2023 Minutes, seconded by Allan: All in favor

Unfinished Business

- **Property Manager** – The Board is actively working with GRS community Management on finding a new property manager to fill the vacant position. Courtney Buchan is currently helping with the property manager duties as the interim manager during this time.
- **Social Events** - Allan spoke about the upcoming and past social events. There was a successful painting and sip last week at the clubhouse. November 11, there will be a country fest. December 11th there will be a holiday fair to purchase gifts from vendors. Social budget is on track for the year.
- **Landscaping plan modification** – Sean explained that he spoke with the landscaper regarding landscaping recommendations for changes needed for the palm trees at the front of the home s that have been infected with Ganoderma. Different recommendations were included in last month's proposal during the meeting that did not fit the needs of the Community or Residents. Seans spoke with the landscapers again for new recommendations and they recommended Jatropha trees, Magnolia Little gems, Ligustrum and Silver Buttonwoods. They discussed the options given by the landscapers and whether or not the residents could mix and match the

trees and if 2 trees could be used where 3 originally were planted. No decisions were made at this time.

New Business

- **Ratify RFID revocation for members 90 days or greater in arrears** – Ryan motions to approve, Allan seconded, All in favor.
- **Ratify RFID revocation for members not complaint with HOA governing documents** – None at this time.
- **Recommend violation for compliance committee review** – Ryan makes motions to Fine the residents with expired and/or reoccurring Covenant Violations and request them to attend a future fine hearing meeting with the compliance committee, Zack seconded: All in favor
- **24' Budget meeting date** - The Board discussed different dates for the future 2024 Budget meeting. The board agreed to hold the 2024 Budget meeting on Tuesday, November 7th at 6pm.
- **24' Annual Meeting date** – The Board discussed different dates for the future Annual Meeting of the membership. The Board agreed to hold the 2024 Annual Meeting on Thursday, January 18th, 2024, at 7pm.

Presentations

- **Treasury update** - Allan gave the Treasurers report.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 8:12 p.m. Seconded by Zack. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Community Management

On behalf of the Board of Directors