

# CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

## Meeting Minutes

**Date and Time:** Wednesday, April 13th, 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 7:07 PM.

**Roll Call** - A quorum of the Board was established.

**Approval of Meeting agenda** - A motion was made by Ryan seconded by Allan; 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 March 15th, 2022 minutes, seconded by Zach: Majority I's, Allan excludes himself since he was not here for last meeting.

### **New Business**

**New Irrigation Company** – Ryan stated we have been having problems with our irrigation system, BrightView has been coming out and manually turning on the system. There have been lots of issues using our current vendor, the Board made a decision to remove BrightView and change to Gryphon Landscaping. Courtney explained that Gryphon will need to change the timer that is bad, by replacing the motherboard. Once the Motherboard is installed and the timer is working, Gryphon will be able to

locate all the bad wiring throughout the affected sections of the Community. Gryphon will be taking over for irrigation services starting on Monday, May 2<sup>nd</sup>.

### **New Business**

**Basketball court resurfacing** – Ryan stated that outdoor Basketball court resurface is almost complete, everything needs to dry, the court will be reopened Saturday, April 16<sup>th</sup>. The Basketball court was resurfaced with all the cracks filled in. The court was painted new colors of green overall with blue squares and yellow pickleball lines. The basketball backboards and hoops were also replaced. The Pickleball set can be reserved by Courtney and Dulce during office hours only once the court is reopened.

**Pool and kiddie pool resurfacing** – Ryan stated that starting May 2<sup>nd</sup>, the Community pool and Kiddie pool will be drained and all diamond brite material inside the pools will be chipped away, along with all the tiling around and inside both pools. This process takes 1-2 weeks to complete and both pools will need 30 days to cure. The Splash pad will be repainted mid-May as well and awnings will be installed early May for tennis court and gym exterior door, colors will be same as they are now.

**Clubhouse repairs** – Ryan explained that the Clubhouse flooded back in January due to an accident in the Basketball court. A fire sprinkler was hit with basketball and flooded the indoor basketball court and the water covered half the clubhouse. A lot of damage occurred because of the flooding. There is a lot of work needed, replacing drywall, floors, baseboard, re-modeling the kitchen, painting etc. That work is being spec ed out by Property Damage Consultants. An estimate has been given by consultants, this estimate has been reviewed by Management and the Board. There were some missing areas in the first estimate sent over so this was given back to the Consultants to revise and a new estimate should be given by next week. Once we go through the second review, we will turn over the insurance. We are looking into reopening a portion of the clubhouse that was not affected by this flooding. Only the gym is open now. 2 bathrooms and the aerobics room are currently shut down but were not damaged. Some residents utilize the aerobics room so we are in the process of closing the southeast corner of clubhouse and locking the social hall room to safely open the aerobics and 2 Bathrooms for use.

**Treasurers Report** – Allan gave report treasurers report

**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 suspend any residents 90-days or more in arrears, Allan seconds; all in favor

### **Committees**

**Landscaping** – little replacements

**ARC** - No committee present to give ARC update

**Social** – The Board and office has planned an Easter Egg hunt for Saturday, April 16<sup>th</sup>

**Compliance** – Maureen gave the compliance committee an update, the last compliance had 21 hearings with 7 residents attending. The Committee asked the office to add an appointment notification to the fine hearing notices so any resident that wants to attend can make an appointment so they do not have to wait as long.

**Adjournment**

With no further business to address, Ryan motioned to adjourn the meeting at 8:08p.m. Seconded by Sean. All in favor.

**Respectfully Submitted,**

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors