

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

Meeting Minutes

Date and Time: Monday, May 9th, 2022 at 7:00PM

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Zachary Greenberg, Vice President
Allan Frishberg, Treasurer
Sean Greenberg, Secretary (joined later into meeting)
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 7:05 PM.

Roll Call - A quorum of the Board was established.

Approval of Meeting agenda

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 April 13th, 2022 minutes, seconded by Jeremy & Zack: All in favor

New Business

Sealing Pool pavers – Ryan explained we are currently resurfacing the pool and kiddie pool, once all the work is completed, the pool will look brand new. Palm Beach Pressure cleaning proposed the work to seal the pavers around the pool. Ryan motions to approve Palm Beach Preusse cleanings proposal to seal the pavers, Allan seconds: All in favor.

Clubhouse water fountains – We had a reserve study completed, the last study completed was 5 years ago, the study took inventory of all the items provided by the HOA, one of the items listed in the study to replace sooner is the water fountains. The water fountain by the tennis courts has not worked for quite some time. The pool dual fountain is working but one fountain level doesn't work. The pavilion dual fountain does work but sometimes needs to be reset. The replacement of all the fountains has been budgeted for the 2022 budget. This Board discusses replacing all the fountains at one time to save on installation costs. Pricing is still needed for the installation of the fountains.

Covid Restrictions – The main entrance of the clubhouse has reopened along with the Aerobics room, clubhouse bathrooms and interior gym door from Monday through Friday 9AM to 6pm with FOB access, several rooms are still closed. There are No covid restrictions in place while these rooms at this time.

New Business

Pool and kiddie pool resurfacing – Ryan explained the pool resurfacing company ran into an issue with the tile, the wrong tile was ordered so the correct tile has to be ordered but it will take 2 to 4 weeks for delivery, this tile has been ordered now. Southern pools have already started chipping away diamond brite from the pool and removed a lot of the old tiles. Some pool coping also needs to be replaced, this work has been started. The work is scheduled to be completed by the end of June, beginning of July.

Irrigation update - Gryphon is still working on getting all the irrigation back up and running for the North side of the community. Gryphon still has a few zones to repair before the whole North side is completed, this work should be done by the end of this week. A new irrigation schedule will be sent to the owners for the new days the irrigation will run, the irrigation will still run 3 days a week overnight for 15 minutes.

Clubhouse repairs – Property Damage consultants completed their estimates and sent them over to be reviewed but some items were missing from the first report. Another estimate was sent for review and everything was listed. PDC has sent this estimate to the insurance company on 4/26 for their review.

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, Jeremy seconds, all in favor.

90 Days in Arrears suspension – None at this time.

Committees

Landscaping – Jeremy gave update, committee is working on stuff for front entrance & pool area. Waiting for irrigation to get under control before doing any new plantings.

ARC – Jill gave arc report. The ARC committee meets the 2nd Thursday of the month, the last meeting was April 14th. The last meeting had 6 applications for review for pools, fences and shutters. The next meeting will be on May 12th. Friendly reminder, it is the owner's responsibility to ensure their vendors insurance does not expire before or during the work being done for the home, the HOIA checks that the insurance is valid during the application period only.

Social – Board would like to have a pool party once the pool is reopened.

Compliance – Maureen gave the compliance committee an update, last month the committee asked for courtney to add to the fine hearing notices a reservation system starting at 6:15pm and every 10 minutes after. At the last meeting, two residents were at the meeting but did not have an appt so those residents waited in the waiting room until it was their time to be reviewed. One resident took extra time to go over their violations.

Adjournment

With no further business to address, Ryan motioned to adjourn the meeting at 7:43 p.m. Seconded by Zack. All in favor.

Respectfully Submitted,

Courtney Buchan, LCAM - GRS Management Associates

On behalf of the Board of Directors