

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

July 2024 Meeting Minutes

Date and Time: Tuesday, July 9, 2024

Location: Via Zoom

Board Members Present: Ryan Anderson, President
Zachary Greenberg, Vice-President
Sean Greenberg, Secretary
David Guinane Director
Allan Frishberg, Treasurer

Also, Present: Beatrice Irizarry, LCAM

Call to Order and Establishment of a Quorum

The meeting was called to order by Ryan Anderson at 7:03 PM.

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 June Regular meeting agenda

A motion was made by Ryan to approve May 7th, 2024, Minutes, seconded by David- All in favor

Compliance Committee recommendations & fining

Ryan makes a motion to approve violations sent to the board prior to the meeting for fining, Zack seconds, all in favor.

New business

Royal Palm Nutrition deficiency: Gryphon estimate is at 12000.00-
Discussion is had on the needs of the Nutrition Deficiency. Discussion
was Tabled.
Updates

A. Doing

Pool speakers- Two Speakers were installed and two more will be ordered.
Playground sun sail – Discussion is Made on color of sail. The two choose of
the color Beige as previous sail or Aquatic Blue.
Recumbent bicycle repair-Repair have been made and seat and backing are
out being reupholstered.
ABDI server We still have two Months for Company to complete
reprogramming the server.
Pool Diamond Brite Warranty- Pool repairs are scheduled for August 12,
2024, this project will take a week to complete. Notice
will go out to residents.

B. Done

Mulch - completed
Street reflectors- Some were installed but they are not holding up well.
Management is currently looking at other options.
Storm Clean up- Storm cleaning was completed. Trees that had falling have
been removed and stumps have been grind.
Kid pool chlorine feeder- Has been completed all is working well.
Kid pool chemical probes -Has been completed
Industrial control panel a/c unit for lakes is not working to its full
capacity. The industrial control panel a/c unit for lakes is scheduled to be
changed in two weeks
Submerge floating suction line- Suction line on
North Lake will be submerged in place by diver within two-three weeks
weather permitting.
Clubhouse touch-ups –Areas in Basketball Court and
Activity Room touchup of plaster and Paint. This was completed by
maintenance.
Guardhouse waterfall Pump- Pool King along with Sullivan have
completed the pump repairs. Fountain is working.

Pool speakers replaced -2 new have been installed. Pending 2 new once to be ordered.

Treasury Report: Allan gives amounts for operating account and Reserve Accounts (Financials are Available).

Adjourn: Motion is made to adjourn the meeting by Ryan, second by Zach. All in Favor.

Meeting Adjourned at 7:43pm.