

CANYON TRAILS HOMEOWNER ASSOCIATION, INC.

March 2024 Meeting Minutes

Date and Time: Tuesday March 12, 2024

Location: Via Zoom

Board Members Present

Zachary Greenberg, Vice-President,

Allan Frishberg, Treasurer

Sean Greenberg, Secretary

Board Members Absent: Ryan Anderson, President

Also, Present from GRS Mangement: Beatrice Irizarry, LCAM, Carmen Roozrokh, Regional Director

Call to Order and Establishment of a Quorum

The meeting was called to order by Zachary Greenberg at 7:04PM.

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.

Zach makes a motion to amend the meeting agenda. Allan seconded, all in favor.

New Business

Welcome our new property, Beatrice makes introduction on having 20 years of experience in the Property management industry.

Appointment of Director

A 5th member to the Board of Directors is being appointed by the Board. Zach makes motion to appoint David Guinane second by Allan all in favor.

Clubhouse Network

Internet at the office was not working. Ryan approved an estimate to be completed as soon as possible from a company called Ecomdat after receiving two estimates.

Outdoor electrical- estimates are being worked on for a few new outlets for the opened field.

This will help with the shortage of outlets during concerts and other community events.

Marques two different Marquee pictures and Prices were sent to the Board. We are going to look further into this as we will get quotes from others that have LEDs.

Pavilion tables & Community Benches:

An estimate from Playmore has been given to the Board. Beatrice is working on getting other companies that have installation included.

Landscaping – The Estimate for the Berms on Acme Diary to be filled with sod, in the amount of \$23,740.00 is proposed by Gryphon landscaping. Zach makes motion to approve, second by David. Motion is made by Zach for Wax Jasmines in front of clubhouse entry in amount of \$250.00 second by David. Motion is passed.

Updates

Exterior Painting for HOA Structures:

Exterior painting project is scheduled to begin March 18, 2024, for Pavillon and Clubhouse.

Restriping of HOA Roads – Restriping to begin on March 25th weather permitting.

Entryway Lighting - Finish line must schedule work to be done no later than weekend.

HOA Payments: April 1st Maintenance Fees are due

Presentation

Treasury Update – Allan gave the treasurers report to the Membership present during the meeting.

Adjournment

Zach motioned to adjourn the meeting at 7:44 P.M. Seconded by Allan.

All in favor.

Respectfully Submitted,

Beatrice Irizarry - GRS Management Associates

On behalf of the Board of Directors

