



The Canyon Lake Property Owners Association Board of Directors (Board) met in Regular Session on Tuesday, January 2, 2024. President Bill Van Vleet called the meeting to order at 6:00 p.m. Directors present were Jeff Bill, Alex Cook, Joe Kamashian and Greg Doherty. Five Board Members were present. Quorum was met. Also present were; Legal Counsel, Attorney Sean Kane; General Manager Eric Kazakoff; Assistant General Manager Lynn Jensen; Member Services Manager Mary Ziegler, Sr. Manager of Planning and Compliance Cheryl Mitchell; ACC Chair David Humphrey; ACC Member Jon Stelzner; and PIO / Clerk of the Board Harmony McNaughton.

1. **Welcome and Call to Order**

Pledge of Allegiance was led by Director Kamashian.
Quorum was verified by PIO / Clerk of the Board Harmony McNaughton.

2. **Approval of Minutes**

- December 5, 2023

MOTION/RESOLUTION: Director Kamashian moved that the Board of Directors approve the Regular Session Board Meeting Minutes, as attached. Director Doherty seconded. Five votes in favor. MOTION CARRIED

3. **Public Official Comments**

The Board heard public official comments.

4. **Presentations**

- Allied Universal Security Services Community Patrol Captain Zachary Wells provided a Community Patrol Update.

5. **Announcements**

- Director Doherty recognized the Member of the Month – Ron Wilbur

6. **Member Comments on Non-Personnel Issues**

The Board heard member comments.

7. **Consent Agenda (Items A - D)**

MOTION/RESOLUTION: Upon motion properly made by Director Doherty, seconded by Director Cook and five votes in favor, items A, B, C and D were approved.

A. **APPROVAL: Ratify Monthly Financial Statement Review**

MOTION/RESOLUTION: That the Board of Directors review and approve the monthly Financial Statements, and all additional required information per Code Sec. 5500. APPROVED

B. **Report of Executive Session Actions**

MOTION/RESOLUTION: That the Board of Directors review and approve the Executive Session Actions, as written. APPROVED

C. **APPROVAL: Exhibit Correction for the 2024 Annual Meeting of the Members and Election of Directors' Ballot and 2024 Election Schedule Approval**

MOTION/RESOLUTION: That the Board of Directors approve the corrected ballot measure

Exhibit B and the 2024 Election Schedule, as attached. APPROVED

D. Authorization of Liens

MOTION/RESOLUTION: That the Board of Directors authorize the Controller or the appropriate personnel to record the liens against the attached Assessor Parcel Numbers in accordance with Civil Code §5673 in order to secure the debt owed to the Association. APPROVED

8. Board Action Items

8.1 APPROVAL: TWG Member Appointment ITEM PULLED

MOTION/RESOLUTION: Director Kamashian moved that the Board of Directors pull items 8.1 and 8.2 from the agenda. Director Cook seconded. Five votes in favor. MOTION CARRIED

8.2 APPROVAL: Green Committee Member Appointment ITEM PULLED

8.3 APPROVAL: Committee Member Removal Estates Committee

MOTION/RESOLUTION: Director Bill moved that the Board of Directors remove Frances Duman from the Estates Committee, to allow for a new committee member to be appointed. Director Cook seconded. Five votes in favor. MOTION CARRIED

8.4 28-Day Reading: Revise Rule PC.5.7 Accessory Structure

MOTION/RESOLUTION: Director Kamashian moved that the Board of Directors approve the 28-day reading to revise rule PC.5.7, as attached. Director Doherty seconded. Five votes in favor. MOTION CARRIED

8.5 28-Day Reading: Revise Rules PG.4.21 Household and Storage Modules (Cheryl Mitchell)

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the 28-day reading to revise rules PG.4.21 Household and Storage Modules, as attached. Director Kamashian seconded. Five votes in favor. MOTION CARRIED

8.6 APPROVAL: New Rule GR.4.1a Special Event Area Access

MOTION/RESOLUTION: Director moved that the Board of Directors approve to add rule GR.4.1a, as attached. Director seconded. Five votes in favor. MOTION CARRIED

8.7 APPROVAL: Revise Rules GC.2.1-GR.13.2 and CC.2.8

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve to revise rules GC.2.1-GR.13.2 and CC.2.8, as attached. Director Kamashian seconded. MOTION FAILED

MOTION/RESOLUTION: President Van Vleet made a subsidiary motion that the Board of Directors approve to revise rules GC.2.1-GR.13.2 and CC.2.8, except for rule GC.9.2, keeping the rule as currently stated "GC.9.1 Annual Members Reservations for starting times may be made up to fourteen (14) days in advance beginning at 6:45 a.m. daily for resident members with an annual membership. All other members may make a reservation ten (10) days in advance. Non-resident annual members may make a reservation seven (7) days in advance." MOTION FAILED

MOTION/RESOLUTION: Director Bill made a subsidiary motion that the Board of Directors approve to table this item. Director Doherty seconded. Four votes in favor, Director Kamashian against. MOTION

CARRIED

9. Association Reports

- General Manager Eric Kazakoff provided an association report.
- Staff Reports, as written.

10. Board Comments

Directors provided board comments.

The Board recessed at 7:35 p.m. and resumed the meeting at 7:45 p.m.

11. Architectural Appeals

A. Tonia Wright 23016 Gray Fox Drive

Appealing ACC Denial of HVAC Replacement Located in the Left Side Setback

MOTION/RESOLUTION: President Van Vleet moved that the Board of Directors approve the existing and HVAC accompanying unit in the left side setback through the life of their use with a Notice of Consent to use Lane Variance. Director Cook seconded. Four votes in favor, Director Bill abstained. MOTION CARRIED

B. Ricky Snelgrooes 22951 Compass Drive

Appealing ACC Denial for Water Slide and Pool Equipment Located in the Side Setback

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve for the member to submit a variance application for the pool equipment. Director Kamashian seconded. MOTION FAILED

MOTION/RESOLUTION: President Van Vleet moved that the Board of Directors uphold the ACC Committee decision and deny the member's request, requiring the rockslide to be removed or replaced, and the member to submit a variance application for the pool equipment. Director Bill seconded. Five votes in favor. MOTION CARRIED

12. Next Meeting Date

- Tuesday, February 6, 2023, at 1:00 p.m. – Executive Session
- Tuesday, February 6, 2023, at 6:00 p.m. – Regular Session

13. Adjournment

MOTION/RESOLUTION: Director Cook moved to adjourn the meeting. Director Bill seconded. Meeting adjourned at 8:31 p.m.

Minutes approved: _____



Approved on: _____

2/5/2024