



The Canyon Lake Property Owners Association Board of Directors (Board) met in Regular Session on Tuesday, December 3, 2024. President Bill Van Vleet called the meeting to order at 6:02 p.m. Directors present were Joe Kamashian and Greg Doherty. Director Bill and Director Cook were absent. Three Board Members were present. Quorum was met. Also, present were Legal Counsel, Attorney Sean Kane; General Manager Eric Kazakoff; Sr. Manager of Planning and Compliance Cheryl Mitchell; Director of Finance Susan Dawood; Member Services Manager Mary Castaneda; Senior Activities Manager Carrie Pratt; Community Patrol Manager Ken Toler; ACC Chairperson David Humphrey and Clerk of the Board Andrea Moreno.

1. **Welcome and Call to Order**

Pledge of Allegiance was led by member Chuck Moreno
Verification of Quorum by Clerk of the Board Andrea Moreno

2. **Approval of Minutes**

- November 5, 2024

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

3. **Public Official Comments**

None

4. **Presentations**

- Allied Universal Security Services Community Patrol Chief Zachary Wells provided a Community Patrol Update.
- Director Kamashian recognized the Member of the Month – James (Jim) Lippen

5. **Announcements**

President Van Vleet announced that Senate Bill No.2159 passed in September 2024 to take effect in January 2025 to allow electronic voting and election rules being revised.

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

None.

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

MOTION/RESOLUTION: Upon motion properly made by Director Doherty, seconded by Director Kamashian and three votes in favor, items A, B and C were approved. Director Bill and Director Cook absent. MOTION CARRIED

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. 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: Reserve Fund Transfer

MOTION/RESOLUTION: Director Doherty moved the Board of Directors approve in compliance with Civil Code 5515 and prudent fiscal management, the transfer of \$1,698,905 between the Schwab Operating Account and Enterprise Bank be approved. Director Kamashian seconded. Three votes in favor, Director Bill and Director Cook absent. MOTION CARRIED

8.2 APPROVAL: Rules and Regulations Committee Member Appointment

MOTION/RESOLUTION: Director Kamashian moved that the Board of Directors approve to appoint Alison Peacock as a member of the Rules and Regulations Committee; contingent upon execution of the confidentiality agreement. Director Doherty seconded. Three votes in favor, Director Bill and Director Cook absent. MOTION CARRIED

8.3 APPROVAL: Senior Work Group Committee Appointment

MOTION/RESOLUTION: President Van Vleet moved that the Board of Directors approve the appointment of Frances Tibbet as a member of the Senior Work Group Committee: contingent upon execution of the confidentiality agreement. Director Doherty seconded. Three votes in favor, Director Bill and Director Cook absent. MOTION CARRIED

8.4 28-Day Reading: Revise Election Rules GR.1.5-GR.1.5H

Proposed Resolution: Director Kamashian moved to the Board of Directors approve the 28-day reading to revise election rules GR.1.5-GR1.5H, as attached. Director Doherty seconded. Three votes in favor, Director Bill and Director Cook absent. MOTION CARRIED

9. Association Reports

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

10. Board Comments

Directors provided comments.

The Board recessed at 6:47 p.m. and reconvened the meeting at 6:52 p.m.

11. Architectural Appeals

A. Wesley Hamik 30154 Point Marina Drive

Appealing ACC Denial of Shade Cover in the Side Setback

MOTION/RESOLUTION: Director Doherty moved that the Board of Directors deny the members request for the patio/shade cover located in the five (5) foot side setback. President Van Vleet seconded. Three votes in favor, Director Bill and Director Cook absent. MOTION CARRIED

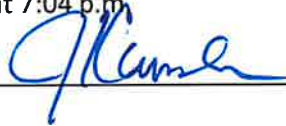
12. **Next Meeting Date**

- Tuesday, January 7, 2025, at 1:00 p.m. – Executive Session
- Tuesday, January 7, 2025, at 6:00 p.m. – Regular Session

13. **Adjournment**

MOTION/RESOLUTION: Director Kamashian moved to adjourn the meeting. Director Doherty seconded.
Meeting adjourned at 7:04 p.m.

Minutes approved: _____



Approved on: _____

01/07/2025