



The Canyon Lake Property Owners Association Board of Directors (Board) met in Regular Session on Tuesday, February 6, 2024. President Bill Van Vleet called the meeting to order at 6:03 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 Doherty.

Quorum was verified by PIO / Clerk of the Board Harmony McNaughton.

**2. Approval of Minutes**

- January 2, 2024

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

**3. Public Official Comments**

The Board heard public official comments.

**4. Presentations**

- Allied Universal Security Services' Director of Operations, Kiet Phan, provided a Community Patrol Update.

**5. Announcements**

- Director Kamashian recognized the Member of the Month – Jeannette Williams

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

The Board heard member comments.

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

MOTION/RESOLUTION: Upon motion properly made by Director Kamashian, seconded by Director Cook and five votes in favor, items A, B, and C 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. 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: Fire Station Proceeds**

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve that all proceeds from the sale of the Fire Station be allocated directly to the Road Reserve Fund. Director Bill seconded. Five votes in favor. MOTION CARRIED

**8.2 APPROVAL: Estates Committee Charter Revision**

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the revised Estates Committee Charter, as attached. Director Cook seconded. Five votes in favor. MOTION CARRIED

**8.3 APPROVAL: Appoint Rules and Regulations Review Committee Member**

MOTION/RESOLUTION: Director Kamashian moved that the Board of Directors approve the appointment of Julie White-Dahlgren to the Rules and Regulations Review Committee; contingent upon execution of the confidentiality agreement, effective immediately. Director Doherty seconded. Five votes in favor. MOTION CARRIED

**8.4 28-Day Reading: Revise Rule GR.3.8 Lessees**

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve the 28-day reading to revise rule GR.3.8, as attached. Director Bill seconded. Five votes in favor. MOTION CARRIED

**8.5 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: Director Bill made a subsidiary motion that the Board of Directors approve to revise all of the rules attached, except GC.9.1, and to continue the reading of GC.9.1 to the next Open Session Board Meeting. Director Doherty seconded. Three votes in favor, Directors Cook and Kamashian against. MOTION CARRIED

**8.6 APPROVAL: Revise Rule PC.5.7 Accessory Structure**

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve to revise rule PC.5.7, as attached. Director Bill seconded. Five votes in favor. MOTION CARRIED

**8.7 APPROVAL: Revise Rules PG.4.21 Household and Storage Modules**

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

**9. Association Reports**

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

**10. Board Comments**

Directors provided comments.

The Board recessed at 7:17 p.m. and resumed the meeting at 7:25 p.m.

**11. Architectural Appeals**

**A. Aaron Loft 30280 Longhorn Drive**

Appealing ACC Denial of Enclosed Storage Below 1397.5 CC&R Violation

Proposed Resolution: Director Kamashian moved that the Board of Directors uphold the ACC Committee decision and deny the member's request. Director Doherty seconded. Five votes in favor. MOTION CARRIED

**B. Barbara Gamble 23650 Continental Drive**

Appealing ACC Denial for Dock, Ramp, Canopy, Platform & Existing Lift (Shared with Lot 101)

Proposed Resolution: President Van Vleet moved that the Board of Directors uphold the ACC Committee decision and deny the member's request. Further requires that Mr. Gamble apply for a dock replacement for lots 100 – 102. Director Kamashian seconded. Five votes in favor. MOTION CARRIED

**12. Next Meeting Date**

- Tuesday, March 5, 2023, at 1:00 p.m. – Executive Session
- Tuesday, March 5, 2023, at 6:00 p.m. – Regular Session

**13. Adjournment**

MOTION/RESOLUTION: Director Kamashian moved to adjourn the meeting. Director Doherty seconded. Meeting adjourned at 7:47 p.m.

Minutes approved: \_\_\_\_\_



Approved on: \_\_\_\_\_

3/5/2024