



The Canyon Lake Property Owners Association Board of Directors (Board) met in Regular Session on Tuesday, December 5, 2023. President Bill Van Vleet called the meeting to order at 6:04 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; Director of Operations Steve Schneider, Sr. Manager of Planning and Compliance Cheryl Mitchell; ACC Members David Humphrey and Jon Stelzner; and Corporate Administrator Andrea Moreno.

1. Welcome and Call to Order

Pledge of Allegiance was led by member Travis Montgomery.
Quorum was verified by Assistant General Manager Lynn Jensen.

2. Approval of Minutes

- November 7, 2023

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the Regular Session Board Meeting Minutes, as attached. Director Kamashian 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.
- President Van Vleet recognized the Members of the Month – Bonnie Dubbs and Doug Schultz for their immeasurable service and contribution to the Canyon Lake Property Owners Association and the Canyon Lake Community.

5. Announcements

- President Van Vleet announced the Fire Station Purchase and Sale Agreement (PSA) escrow closure.

6. Member Comments on Non-Personnel Issues

None.

7. Consent Agenda (Items A - D)

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

President Van Vleet moved that the Board of Directors correct the motion to reflect approval of items A, B, and D of the Consent Agenda, and table item C. Director Cook seconded. 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. APPROVAL: Exhibit Correction for the 2024 Annual Meeting of the Members and Election of Directors' Ballot

MOTION/RESOLUTION: Director Bill moved that the Board of Directors table this item. Director Cook seconded. TABLED

- 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: Canyon Lake Property Owners Association Board of Directors Resolution to Approve Execution of Final Documents / Closing for Sale to City of Canyon Lake of Portion of Parcel No. 353-101-002, Located at 28730 Vacation Drive which Houses Canyon Lake Fire Station No. 1 ("Fire Station").

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve the attached resolution that, in part, authorizes CLPOA's President, Bill Van Vleet, and General Manager, Eric Kazakoff, to execute any and all necessary documents to effectuate the sale of the Fire Station from CLPOA to the City, subject to the terms of the PSA. Director Doherty seconded. A roll call vote was held. Five votes in favor. MOTION CARRIED

8.2 APPROVAL: TWG Member Appointment

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve the appointment of Lawrence Mensch to serve on the TWG Committee. All contingent upon execution of a confidentiality agreement, effective immediately. Director Kamashian seconded. Five votes in favor. MOTION CARRIED

8.3 APPROVAL: Green Committee Member Appointment

MOTION/RESOLUTION: Director Cook moved that the Board of Directors appoint Marcus Schonabaum and Larry Mensch as members on the Green Committee, and Edward Reyes as the alternate. All contingent upon execution of a confidentiality agreement, effective January 1, 2024. Director Kamashian seconded. Five votes in favor. MOTION CARRIED

8.4 APPROVAL: CIP Funding for Tennis Area Shade Project

MOTION/RESOLUTION: Director Kamashian moved that the Board of Directors approve \$295,862 plus a 8% contingency from CIP fund 05-6700 to build a new shade area near the Tennis Courts. President Van Vleet seconded. Five votes in favor. MOTION CARRIED

8.5 28-Day Reading: New Rule GR.4.1a Special Event Area Access

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the 28-day reading to add rule GR.4.1a, as attached. Director Kamashian seconded. Five votes in favor. MOTION CARRIED

8.6 28-Day Reading: Revise Rules GC.2.1-GR.13.2 and CC.2.8

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve the 28-day reading to

revise rules GC.2.1-GR.13.2 and CC.2.8 as attached. Director Kamashian seconded. MOTION FAILED

MOTION/RESOLUTION: Director Kamashian made a subsidiary motion that the Board of Directors approve the 28-day reading to revise rules GC.2.1-GR.13.2 and CC.2.8, as revised to modify the fee for loud noise to \$100 for CC.2.8. Director Bill seconded. Five votes in favor. MOTION CARRIED

8.7 APPROVAL: Revise Rule GR.5.3r Illegal Parking

MOTION/RESOLUTION: President Van Vleet moved that the Board of Directors approve to revise rule GR.5.3r, as attached. Director Kamashian seconded. A roll call vote was held. President Van Vleet in favor, four against. MOTION FAILED

9. Association Reports

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

The Board recessed at 7:25 p.m. and resumed the meeting at 7:37 p.m.

10. Board Comments

Directors provided board comments.

11. Architectural Appeals

A. Jack Bright 23070 Giant Fir Place

Appealing ACC Denial of Change Improvement Application – Columns in Rear Setback

MOTION/RESOLUTION: Director Kamashian moved that the Board of Directors uphold the ACC Committee decision and deny the member's request. President Van Vleet seconded. Four votes in favor, Director Cook against. MOTION CARRIED

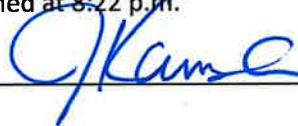
12. Next Meeting Date

- Tuesday, January 2, 2024, at 1:00 p.m. – Executive Session
- Tuesday, January 2, 2024, at 6:00 p.m. – Regular Session

13. Adjournment

MOTION/RESOLUTION: Director Kamashian moved to adjourn the meeting. Director Doherty seconded. Meeting adjourned at 8:22 p.m.

Minutes approved: _____



Approved on: _____

