



ORIGINAL

The Canyon Lake Property Owners Association Board of Directors (Board) met in Regular Session on Tuesday, March 4, 2025. President Bill Van Vleet called the meeting to order at 6:01 p.m. Directors present were, Alex Cook, Jeff Bill, 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; Director of Finance Susan Dawood; Senior Planning and Compliance Manager Cheryl Mitchell; Director of Community Services Tiffany Cribbs; Director of Operations Steve Schneider; Member Services Manager Mary Castaneda; Community Patrol Manager Ken Toler; Recreation Manager Jose Montano; ACC Chairperson David Humphrey and Clerk of the Board Andrea Moreno.

1. **Welcome and Call to Order**

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

2. **Approval of Minutes**

- February 4, 2025
- February 18, 2025

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

3. **Public Official Comments**

The Board heard comments from public officials.

4. **Presentations**

- Allied Universal Security Services Chief Zachary Wells provided a Community Patrol Update.
- Director Cook recognized the Member of the Month – Michael (Mike) Shroyer
- General Manager Eric Kazakoff recognized the Employee of the Quarter – Mary Castaneda
- President Van Vleet recognized Members and Staff who helped Vern Kelch on the Golf Course.

5. **Announcements**

President Van Vleet announced the three candidates running for the Board of Directors.  
LESJWA gave a presentation on the upcoming Alum Treatment in March.

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 Doherty, seconded by Director Kamashian and five votes in favor, items A, B, and C were approved. 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 or 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: FYE 25-26 Operating Budget & Fee Schedule

MOTION/RESOLUTION: Director Doherty moved that the Board of Directors approve the attached Operating Budget as part of the Annual Budget for the fiscal year beginning May 1, 2025. Director Kamashian seconded. MOTION FAILED

MOTION/RESOLUTION: Director Cook made a subsidiary motion that the Board of Directors approve the attached Operating Budget as part of the Annual Budget for the fiscal year beginning May 1, 2025, with only a 10% increase to the Equestrian Boarding fees. President Van Vleet seconded. A roll call vote was held. Five votes in favor. MOTION CARRIED

8.2 APPROVAL: FYE 25-26 Reserve Funding Approval

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve the funding levels presented above as an integral part of the Canyon Lake Property Owners budget for the fiscal year beginning May 1, 2025. Director Kamashian seconded. MOTION FAILED

MOTION RESOLUTION: Director Bill made a subsidiary motion that for the Fiscal Year beginning May 1, 2025, the Board of Directors approve the funding levels of \$2,389,500 Repair and Replacement, \$2,000,000 for Road Reserve and \$200,000 for CIP as an integral part of the Canyon Lake Property Owners budget for the year. President Van Vleet seconded. A roll call vote was held. President Van Vleet and Director Bill in favor, three against. MOTION FAILED

MOTION/RESOLUTION: President Van Vleet made a subsidiary motion that for the Fiscal Year beginning May 1, 2025, the Board of Directors approve the funding levels of \$2,674,500 for Repair and Replacement, \$2,000,000 for Road Reserve and \$200,000 for CIP as an integral part of the Canyon Lake Property Owners budget for the year. Director Doherty seconded. A roll call vote was held. Five votes in favor. MOTION CARRIED

8.3 APPROVAL: FYE 25-26 Annual Assessments

MOTION/RESOLUTION: Director Bill made a motion that the Board of Directors approve the annual assessment in the amount of \$4,204 to be effective May 1, 2025. (The final approved annual assessment amount will be rounded evenly into 12 months.) Director Doherty seconded. A roll call vote was held. Five votes in favor. MOTION CARRIED

8.4 APPROVAL: Appeals Committee Member Appointment

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve to appoint Cathy Garza as a member of the Appeals Committee; contingent upon execution of the confidentiality agreement. Director Kamashian seconded. Five votes in favor. MOTION CARRIED

8.5 APPROVAL: Rule Revision LM.6.9 Age and California Boater Card

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve to revise rule LM.6.9 as attached. Director Doherty seconded. Five votes in favor. MOTION CARRIED

8.6 APPROVAL: 2025 Resolution on Variances for Fiesta Day Event

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve the variances for the Fiesta Day event, as attached. Director Kamashian seconded. Five votes in favor. MOTION CARRIED

8.7 APPROVAL: Gault Field Lighting and Pole Replacement

MOTION/RESOLUTION: Director Cook moved that the Board of Directors approve the funding of \$556,824.00 plus permit fees and a 5% contingency from the Reserve Fund 02-0670. President Van Vleet seconded. A roll call vote was held. Five votes in favor. 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.

## 11. Architectural Appeals

None.

## 12. Next Meeting Date

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

## 13. Adjournment

MOTION/RESOLUTION: Director Cook moved to adjourn the meeting. Director Bill seconded. Meeting adjourned at 8:18 p.m.

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



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

04/01/25