



The Canyon Lake Property Owners Association Board of Directors (Board) met in Regular Session on Tuesday, October 7, 2025. President Bill Van Vleet called the meeting to order at 6:02 p.m. Directors present were, Jeff Bill, Bill Medved and Lainie Cooney. Four Board members were present. Director Doherty was absent. Quorum was met. Also, present were Legal Counsel, Attorney Sean Kane; General Manager Eric Kazakoff; Director of Community Services Tiffany Cribbs; Director of Operations Steve Schneider; Director of Finance Susan Dawood; Community Patrol Manager Ken Toler; Member Services Manager Mary Castaneda; ACC Chairperson David Humphrey, and Clerk of the Board Andrea Moreno.

1. **Welcome and Call to Order**

Pledge of Allegiance was led by Member Joe Kamashian  
Verification of Quorum by Clerk of the Board Andrea Moreno

2. **Approval of Minutes**

September 2, 2025

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

3. **Public Official Comments**

The Board heard comments from public officials.

4. **Presentations**

CLAPPS presented a donation to the CLPOA for Golf Course Projects  
President Van Vleet recognized the Member of the Month – Fine Arts Guild  
General Manager Eric Kazakoff recognized the Employee of the Quarter – Tiffany Cribbs  
Allied Universal Security Services Chief Zachary Wells provided a Community Patrol Update

5. **Announcements**

None.

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

None.

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

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

B. **Report of Executive Session Actions**

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

C. **Authorization of Liens**

MOTION/RESOLUTION: That the Board of Directors authorize the Controller or the appropriate

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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.

## 8. Board Action Items

8.1 28-Day Reading: General Rule 1.4 Disciplinary Hearings and Appeals Fines

MOTION/RESOLUTION: Director Cooney moved that the Board of Directors approve the 28-day reading of the revisions to General Rule 1.4 Disciplinary Hearings and Appeals of Fines and Suspensions, as attached. Director Medved seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.2 28-Day Reading: Increase Fines for PC.1.2 and PC.4.1

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the 28-day reading for the proposed fine changes to PC.1.2 and PC.4.1, as attached. Director Medved seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.3 APPROVAL: Amendment to GR.2.9 and GR.2.21

MOTION/RESOLUTION: Director Medved moved that the Board of Directors approve to amend GR.2.9 and GR.2.21, as attached. Director Cooney seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.4 APPROVAL: Parks & Beaches Rule Removals

MOTION/RESOLUTION: Director Cooney moved that the Board of Directors approve to remove the rules from the Parks & Beaches section of the Rules and Regulations, as attached. Director Bill seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.5 APPROVAL: Remove Activities Section

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve to remove the Activities Section from the Rules and Regulations, as attached. Director Medved seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.6 APPROVAL: Remove Community Garden Section

MOTION/RESOLUTION: Director Cooney moved that the Board of Directors approve to remove the Community Garden Section from the Rules and Regulations, as attached. Director Medved seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.7 APPROVAL: Remove Member Services Section

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve to remove the Member Services Section from the Rules and Regulations, as attached. Director Cooney seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.8 APPROVAL: Rule Amendments to GR.5.3, Gr.5.3e, GR.5.3f, GR.5.3o, GR.5.3r, GR.5.3s.5, GR.5.5, GR.5.5c and PC.4.21

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve to amend rules GR.5.3, GR.5.3e, GR.5.3f, GR.5.3o, GR.5.3r, GR.5.3s.5, GR.5.5, GR.5.5c and PC.4.21, as attached. Director Medved seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.9 APPROVAL: Reserve Funds Transfer

MOTION/RESOLUTION: Director Medved moved that the Board of Directors comply with Civil Code

5515 and prudent fiscal management, the total transfer of \$1,200,000 be made in order to rebalance the Reserve Funds for the 2025-2026 fiscal year, as attached. Director Cooney seconded. A roll call vote was held. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.10 APPROVAL: Equestrian Work Group Appointment

MOTION/RESOLUTION: Director Cooney moved that the Board of Directors approve the appointment of Delbert Dick to the Equestrian Work Group, contingent upon execution of the confidentiality agreement, effective immediately. Director Medved seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.11 APPROVAL: Green Committee Member and Alternate Appointments

MOTION/RESOLUTION: President Van Vleet moved that the Board of Directors approve the appointments of Gerry Meeks as a member and Patrick Lavelly as an alternate member to the Green Committee, contingent upon execution of the confidentiality agreement, effective immediately. Director Bill seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.12 APPROVAL: Reserve Funding for Pool Sewer Lift Pump Ratification

MOTION/RESOLUTION: Director Medved moved that the Board of Directors approve the ratification for funding of \$58,345 from the Repair and Replacement Reserve Fund, 02-670. Director Cooney seconded. Four votes in favor, Director Doherty absent. MOTION CARRIED

8.13 APPROVAL: Senior Work Group Committee Appointment

MOTION/RESOLUTION: President Van Vleet moved that the Board of Directors approve the appointment of Susan Fitzgerald as a member of the Senior Work Group, contingent upon execution of the confidentiality agreement, effective immediately. Director Cooney seconded. Four votes in favor, Director Doherty 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 board comments.

11. **Architectural Appeals**

None.

12. **Next Meeting Date**

Tuesday November 4, 2025, at 1:00 p.m. – Executive Session

Tuesday November 4, 2025, at 6:00 p.m. – Regular Session

13. **Adjournment**

MOTION/RESOLUTION: Director Medved moved to adjourn the meeting. Director Cooney seconded. Meeting adjourned at 7:10 p.m.

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

*Elaine Cooney*

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

*11/04/2025*