



The Canyon Lake Property Owners Association Board of Directors (Board) met in Regular Session on Tuesday, November 4, 2025. President Bill Van Vleet called the meeting to order at 6:03 p.m. Directors present were, Jeff Bill, Greg Doherty, Bill Medved and Lainie Cooney. Five Board members were present. 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; Senior Planning Compliance Manager Cheryl Mitchell, 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 Stanley Young
Verification of Quorum by Clerk of the Board Andrea Moreno

2. **Approval of Minutes**

October 7, 2025
October 28, 2025

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

3. **Public Official Comments**

None.

4. **Presentations**

Director Cooney recognized the Member of the Month – Dock-or-Treat.
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 Medved 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.

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 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: Revisions to PC Section IX; PC Section X; Fine Schedule Changes and PC.2.8, PC.5.13 and PC.6.3

MOTION/RESOLUTION: Director Medved moved that the Board of Directors approve the 28-day reading of the revisions to PC Section IX, PC Section X, Fine Schedule changes and PC.2.8, PC.5.13 and PC.6.3 as attached. Director Doherty seconded. Five votes in favor. MOTION CARRIED

8.2 28-Day Reading: GR.5.2i Prohibited Use of Personal Electric Vehicles in Designated Areas

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the 28-day reading to modify General Rule GR.5.2i Prohibited Use of Personal Electric Vehicles in Designated Areas, as attached. Director Cooney seconded. Four votes in favor, President Van Vleet opposed. MOTION CARRIED

8.3 28-Day Reading: Removal of GR4.2b and GR.4.2c

MOTION/RESOLUTION: Director Doherty moved that the Board of Directors approve the removal of General Rules 4.2b and 4.2c as a 28-day reading to improve clarity, consistency and organization within the Rules and Regulations document, as attached. Director Medved seconded. Five votes in favor. MOTION CARRIED

8.4 28-Day Reading: GR.5.1u Right Turn Only

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the 28-day reading of the addition of General Rule 5.1u – Right Turn Only, to establish a clear traffic violation and fine for failure to comply with “Right Turn Only” intersection designations, as attached. Director Cooney seconded. Five votes in favor. MOTION CARRIED

8.5 APPROVAL: General Rule 1.4 Disciplinary Hearings and Appeals Fines

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

8.6 APPROVAL: Increase Fines for PC.1.2 and PC.4.1

MOTION/RESOLUTION: Director Bill moved that the Board of Directors approve the proposed fine changes to PC.1.2 and PC.4.1, as attached. Director Medved seconded. Five votes in favor. MOTION CARRIED

8.7 APPROVAL: Artificial Turf – Lodge Lawn

MOTION/RESOLUTION: Director Medved moved that the Board of Directors approve the funding of \$95,783.00 plus a 5% contingency from the Repair and Replacement Reserve Fund 02-0670, as attached. Director Doherty 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 board comments.

11. Architectural Appeals

None.

12. Next Meeting Date

Tuesday December 2, 2025, at 1:00 p.m. – Executive Session
Tuesday December 2, 2025, at 6:00 p.m. – Regular Session

13. Adjournment

MOTION/RESOLUTION: Director Bill moved to adjourn the meeting. Director Medved seconded. Meeting adjourned at 7:01 p.m.

Minutes approved: Lainie Conroy Approved on: 12/02/2025