

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MEETING NOTICE / AGENDA

JULY 22, 2021

6:30 PM Regular Session

IN PERSON - PMG OFFICE – 65 Enterprise, Aliso Viejo, CA 3rd Floor Conference Room

VIRTUAL – ZOOM MEETING - MEETING ID 810 7093 3373 PASSWORD 803503

I. CALL TO ORDER

II. HOMEOWNER OPEN FORUM

III. COMMITTEE REPORT

IV. EXECUTIVE SESSION DISCLOSURE

V. TREASURER'S REPORT

VI. CONSENT CALENDAR

- A. Approval of the June 21, 2021 Meeting Minutes
- B. Approval of the June 24, 2021 Meeting Minutes
- C. Acceptance of the June 30, 2021 Financials

VII. NEW BUSINESS

- A. Association Reserve Investments
- B. Common Area Maintenance Improvement Proposals – Carasso Construction
- C. Common Area Landscape Proposals - Quezada Landscaping
- D. Exterior Repairs – 213 Santa Rosa Court
- E. Mailbox Replacement Proposals
- F. Deep Cleaning of Pool Furniture Proposal – Personal Touch
- G. Chlorine Shortage Correspondence
- H. Proposed Fine Policy with Current Rules and Regulations Adoption
- I. Proposed Anti-Harassment Policy Adoption
- J. Proposed Architectural Guidelines Adoption
- K. Board Member / Management Request / Discussion
 - 1. Architectural Violation Form Approval
 - 2. Requiring Vehicle information from each homeowner
 - 3. Repipe Contractor Review
 - 4. Stamped Concrete Options
 - 5. Drainage Behind 500 Units
 - 6. Engineering Analysis of Decks
 - 7. Vandalism – Santa Rosa Pool
 - 8. HOA Website – Layout
 - 9. American Geotechnical Report – 412 San Nicholas
- L. Homeowner Requests / Comments
 - 1. 501 San Nicholas – Plumbing reimbursement, fee reimbursement to the HOA & Neighborhood Issues
 - 2. 311 San Nicholas – Architectural Application
 - 3. 103 Santa Rosa – Comments on Stenciling
 - 4. 216 Santa Rosa – Parking Issues
 - 5. 514 San Nicholas – Recommended Fence Standard
 - 6. 203 Santa Rosa – Request to plant in Common Area
 - 7. 514 San Nicholas – Issue with homeowners who are selling

VIII. NEXT BOARD MEETING – AUGUST 26, 2021

IX. ADJOURN

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
JULY 22, 2021
6:00 PM Executive Session
(CLOSED TO OWNERSHIP)
VIRTUAL MEETING**

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- **Litigation**
- **Matters relating to formation of contract with third parties**
- **Member Discipline**
- **Personnel Matters**

I. CALL TO ORDER

II. SECRETARY'S REPORT

- A. Approval of the June 15, 2021 Executive Board Meeting Minutes
- B. Approval of the June 24, 2021 Executive Board Meeting Minutes

III. NEW BUSINESS

- A. Hearing Notices
- B. Violation Fee Waiver Request
- C. Late Fee Waiver Requests
- D. Violation Fine – Collection Process
- E. Car Registration Discussion
- F. Architectural Reviews – Membership Discipline
- G. Legal – ADR Review / Update
- H. Violation Notice Report
- I. Attorney Proposals Review

IV. DELINQUENCY

- A. Delinquency Report Review – June 30, 2021

V. ADJOURN