

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
JUNE 24, 2021
6:30 PM Regular Session
VIRTUAL – ZOOM MEETING
MEETING ID 862 9577 0719 PASSWORD 157061

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 May 11, 2021 Special Meeting Minutes
- B. Approval of the May 27, 2021 Meeting Minutes
- C. Approval of the June 1, 2021 Meeting Minutes
- D. Acceptance of the May 31, 2021 Financials

VII. NEW BUSINESS

- A. Common Area Maintenance Improvement Proposals – Carasso Construction
- B. Quezada Landscaping Proposals & Correspondence
- C. Pool Reopening Review
- D. Decrease in Janitorial Services – Personal Touch
- E. Board Member Request / Discussion
 - 1. Action Item List following the meeting – Time frame
 - 2. Adding the violation notice list to the executive meeting
 - 3. Landscape operating budget of \$500.00 for Landscape Committee
 - 4. 3 Reserve Allocations (\$90,396.00) – Repayment plan to Reserve
 - 5. Utility Door Replacement
 - 6. Landscaping – Magnolia Trees Vs Turf/Grass
 - 7. Summary of the Director's Walk
 - 8. Summary of the Asphalt Sealcoat Project
 - 9. Association Website – Communication Chairperson
 - 10. Vandalism – mailbox Tampering, Rock Thrown at Window, Sealcoat Damage
 - 11. Repiping Concerns / Cost
 - 12. Potential Special Assessment
 - 13. Maintenance and Landscape Inspection Notes
 - 14. Short Term Rental / Sub-leasing – Not permitted
 - 15. Monthly General Session / Zoom Meeting info – On Agendas
 - 16. Owner Concerns
- F. Homeowner Requests / Comments
 - 1. 321 San Nicholas – Request for parking space in front of the garage
 - 2. 221 Santa Rosa – Dog attack in the neighborhood dog to human
 - 3. 215 Santa Rosa – Dog attack in the neighborhood dog to dog
 - 4. 103 Santa Rosa – Comments on Directors Walk / New Mailbox Request
 - 5. 108 Santa Rosa – Financial suggestions for the budget
 - 6. 501 San Nicholas – Plumbing reimbursement & fee reimbursement to the HOA.
 - 7. 105 / 106 Santa Rosa – SCE Electrical Boxes / Landscape Adjustments

VIII. NEXT BOARD MEETING – July 22, 2021

IX. ADJOURN

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
JUNE 24, 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 April 22, 2021 Executive Board Meeting Minutes

III. NEW BUSINESS

- A. Fine Dispute Correspondence
- B. Payment Plan Standard Discussion
- C. Hearing Notice - Garage Repair Needed - Corrected
- D. Attorney Contract Review
- E. Parking Space Review – Legal Review
- F. NextDoor Disclosure – Legal Review
- G. Repipe Contract Review – Severson Plumbing
- H. Violation Fine – Collection Process
- I. Architectural Review – Membership Discipline
- J. Violation Notice Report
- K. Legal – ADR Review / Update

IV. DELINQUENCY

- A. Delinquency Report Review – June 18, 2021

V. ADJOURN