

**THE TERRACE AT CANYON HILLS
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
June 26, 2023**

- NOTICE** The Regular Session meeting of the Terrace and Canyon Hills Homeowners Association Board of Directors was held on Monday, June 26, 2023 at Powerstone Property Management or via Microsoft Teams teleconference. The agenda was posted with the number and access code for residents to call into at the bulletin board at both pools (4) four days prior to the meeting date.
- PRESENT**
- Directors Present:** Ann Marie McKay, President
Frank Aronoff, Secretary
Wiam Elbettar, Vice President via Teams
Brian Greenwald, Member at Large
Caitlin Reyna, Treasurer via Teams
- Directors Absent:** None
- Powerstone:** Natalie Medina, CCAM, Senior Community Manager
- Others:** 8 Homeowners
Precision Painting
Ross Construction Management
- CALL TO ORDER** Meeting was called to order at 6:40 pm by Board President, AnnMarie McKay.
- ANNOUNCEMENTS** Management advised that Executive Session Meeting was held prior to the General Session Meeting on June 26, 2023.
- PRECISION PAINTING – PROPOSAL PRESENTATION** Precision Painting and Ross Construction Management were present at the meeting to review the submitted proposal for community wood repairs and painting and answer any questions the Board had.
- HOMEOWNER FORUM** There were 8 homeowners present to discuss the following:
- Community Painting Proposal
 - Fire Hazards
 - Tree Trimming Budget
 - Landscape Concerns
 - Term Limits for Board Members
 - Interior Unit Damage from Leak
 - Neighbor Complaint
 - Irrigation Proposal
 - ARC Window Approvals
 - Landscape Contract Renewal
- COMMITTEE REPORTS**
- Architectural: Evelyn Saunders, Steven Telish, and Wiam Elbettar*
- Maintenance: Wiam Elbettar, Kimberly Pundir, and Johannes Marler*
- MINUTES** The Board reviewed the minutes dated May 22, 2023.

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Upon motion duly made, seconded, and passed unanimously, the Board approved the May 22, 2023 general session minutes as prepared by Powerstone Property Management.

FINANCIALS

The Board reviewed the financials dated May 2023.

As of the May 31, 2023, Financial Statement, the Operating Account reflects a year-to-date revenue of \$1,395,197.89 and a year-to-date expenditure of \$791,548.61 before the reserve contribution.

The Association also contributes \$48,400.00 a month to the Reserve Account per the approved annual budget. These funds are for future capital improvements and replacement components per the reserve study. The total Reserve Funds as of May 31, 2023 are \$1,680,881.42. Total Accounts Receivables as of May 31, 2023 are \$3,990.32.

Upon motion duly made, seconded, passed unanimously, the Board approved the May 2023 financial statements and ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement.

The Board reviewed the utility bills.

CD RECOMMENDATIONS

Upon motion duly made, seconded, and passed unanimously, the Board approve the following actions for the maturing \$250k Comerica CD on 06/30/23:

1. Invest \$250k for 9-months at the best rate

INVOICE RATIFICATION

The Board reviewed the following invoices for ratification:

- 1) 622 SNC – Service Master Build Back - \$1,023.48

NEW BUSINESS

Architectural Applications

Upon motion duly made and seconded, and passed unanimously, the Board approve the architectural application for unit #608 SNC.

Landscape Bids

Upon motion duly made and seconded, and passed unanimously, the Board approved the following actions on the landscape bids as submitted by Harvest Landscape:

Proposal #	Cost	Scope	Motion
Proposal #109847	\$259.68	Weed treatment throughout community	Approve
Proposal #109834	\$189.08	Basal bark treatment on tree near 503 SNC	Approved
Proposal #109507	\$1,820.14	Irrigation heads conversion due to liability risks of the sprinkler heads that stick out - in the event someone may fall on top of one and hurt themselves.	Deny
Proposal #109505	\$175.47	Doggie bag refill replacement	Approve and have Harvest complete automatically.

