

**THE TERRACE AT CANYON HILLS**  
**MEETING OF THE BOARD OF DIRECTORS**  
**GENERAL MEETING MINUTES**  
**August 28, 2023**

**NOTICE**

The Regular Session meeting of the Terrace and Canyon Hills Homeowners Association Board of Directors was held on Monday, August 28 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  
Caitlin Reyna, Treasurer  
Brian Greenwald, Member at Large

**Directors Absent:** Frank Aronoff, Secretary  
Wiam Elbettar, Vice President

**Powerstone:** Paige Fields, CCAM, Senior Community Manager

**Others:** Ross Construction Management  
Precision Painting

**CALL TO ORDER**

Meeting was called to order at 6:29pm by Board President, AnnMarie McKay.

**ANNOUNCEMENTS**

Management advised that Executive Session Meeting was held prior to the General Session Meeting on August 28, 2023.

**HOMEOWNER FORUM**

There were 8 homeowners present to discuss the following:

- Meeting Presentations
- Violation
- Hydro jetting

**COMMITTEE REPORTS**

*Architectural: Evelyn Saunders, Steven Telish, and Wiam Elbettar*

*Landscape/Maintenance: Wiam Elbettar, Kimberly Pundir, and Johannes Marler*

**MINUTES**

The Board reviewed the minutes dated July 24, 2023.

Upon motion duly made, seconded, and passed unanimously, the Board approved the July 24, 2023 general session minutes as prepared by Powerstone Property Management, contingent on a date change under the financials.

**FINANCIALS**

The Board reviewed the financials dated July 2023.

As of the July 31, 2023, Financial Statement, the Operating Account reflects a year-to-date revenue of \$239,195.70 and a year-to-date expenditure of \$148,645.73 before the reserve contribution.

The Association also contributes \$40,000.00 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 July 31, 2023 are \$1,685,339.94. Total Accounts Receivables as of July 31, 2023 are \$2,371.79.

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Upon motion duly made, seconded, passed unanimously, the Board approved the July 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 Cd that matures on 8/28, upon motion duly made, seconded, and carried, the Board approved to reinvest the Truist CD for \$100,000 for another 3 months.

The Board reviewed the utility bills.

**DELINQUENCY**

The Board reviewed the delinquency report for July 2023.

**INVOICE RATIFICATION**

Upon motion duly made, seconded, and passed unanimously, the Board approved the following invoice ratifications.

1. 400 Circle Mailbox concrete Repair \$1,100
2. 402 SNC Water Intrusion Service First \$3,235
3. 217 SRC - Repipe \$9,500

**NEW BUSINESS**

Wood and Paint Project

Precision Painting and Ross Construction Management were present to update the Board on the project. The following was discussed:

- Sample Area
- Target start time
- Equipment and material mobilization locations
- Color Selections ( Sherwin to put together renderings)

Ground Wire Repairs

The Board reviewed the bids for the ground wire repairs at the following units:

- a. 206 SNC
  - *DLE Electric \$1,450*
  - *All Pro Electric \$770*
- b. 417 SNC
  - *DLE Electric \$1,860*
  - *All Pro Electric \$810*

Upon motion duly made and seconded, and carried, the Board approved the following repairs.

- a. 206 SRC- All Pro \$870
- b. 417 SNC- All Pro \$770

Hydrojetting

The Board reviewed the bids for yearly hydro jetting of the following units:

- a. Lecourt \$ did not receive
- b. Partners Plumbing \$6,250

Upon motion duly made, seconded, and carried, the Board approved to obtain a second bid from Four Star Plumbing.

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ii. 312 SNC

The Board reviewed the bid to hydrojetting the above unit due to root intrusion into the main line

a. LeCourt \$850/hour

b. Partners -partners completed the hydro jetting as a courtesy

**Landscape Bids**

The Board reviewed the following bids.

Upon motion duly made, seconded, and passed unanimously, the Board approved the following:

205 SRC	Plant Removal	\$250	<b>Approved</b>
300 SNC	Overseeding outside 300	\$190.52	<b>Denied overseeding- Approved mulch CNTE \$250</b>
310 SNC	Tree Removal	\$1,680.70	<b>Approved</b>
520 SNC	Plant Removal	\$160	<b>Denied</b>
Community	Overseeding	\$1,835	<b>Tabled</b>

**Roof Repair Bid**

The Board reviewed the following bids for the recommended roof repairs at 214 SRC.

Upon motion duly made, seconded, and passed unanimously, the Board approved the bid following bid as submitted for roof repairs at 214 SRC.

214 SNC	Antis	\$3,710	<b>Denied</b>
214 SNC	Roofing Standards	\$2,350	<b>Approved</b>

**Homeowner Requests**

608 SNC

The Board reviewed the correspondence regarding the light fixture on the back slider area of the home. The homeowner requests if it can be replaced for a light fixture similar to the ones in the rest of the community. Upon motion duly made, seconded, and carried, the Board denied the request for a new fixture at this time.

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**Board Member Items**

**Drainage**

At the General Session meeting on July 24, 2023, The Board approved the bid from Partners Plumbing to make the necessary repairs for the drainage system behind the 500 Circle. At that time, the Board decided to postpone the work until after the annual election, for funding purposes. Upon motion duly made, seconded, and passed, the Board approved to proceed with the work sooner than later, due to the urgency of the situation. Management to send the approval.

**Sandbags**

The Board discussed the need of sandbags throughout the community when large rains are expected. It is recommended that a map is completed and redlined, of the areas needed for sandbags. This map will then be given to the landscapers prior to the rains to place sandbags throughout. The following protocol is advised by the Board of Directors to Management when a storm is approaching:

- Email blast regarding the rains
- Send map to landscapers for placement of sandbags

**Management Report:**

The Board reviewed the management reports and correspondence.

**ANNOUNCEMENT**

The next General Session meeting of the Board of Directors is scheduled for September 25, 2023 at Powerstone Property Management.

**ADJOURNMENT**

With no further business, the general session meeting was adjourned at 7:37p.m.

Ann Marie McKay



Sep 26, 2023

**ATTEST**

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Name

Signature

Date