

The Terraces at Canyon Hills HOA  
BOARD OF DIRECTORS MEETING

June 03, 2024

Powerstone Property Management or Teams Teleconference

\*\*\* PLEASE CONTACT MANAGEMENT FOR THE VIRTUAL TELECONFERENCE INFORMATION \*\*\*

Phone Number: 949 336 2442

Conference ID: 347 546 482#

**AGENDA**

**EXECUTIVE SESSION**

- I. CALL TO ORDER** **6:00pm**  
**II. MINUTES-** Executive Session Minutes dated 03.28.24 and 04.22.24  
**III. DELINQUENCY**  
    i Request to Waive Collection Fees  
    ii Resolution to Lien (1)  
**IV. MEMBER DISCIPLINE**  
**ADJOURNMENT**

**GENERAL SESSION**

- I. CALL TO ORDER** **6:45pm**  
**II. HOMEOWNER FORUM**  
**III. COMMITTEE REPORTS**  
Architectural Committee  
Landscape/ Maintenance Committee  
**III. MINUTES**  
    a. General Session Minutes dated 03.28.24 + 04.22.24  
**IV. FINANCIALS - April**

*As of the April 30, 2024 Financial Statement, the Operating Account reflects a year-to-date revenue of \$1,243,996.00 and a year-to-date expenditure of \$690,266.00 before the reserve contribution.*

*The Association also contributes \$58,088 a month to the Reserve Account per the current approved annual budget for March. These funds are for future capital improvements and replacement components per the reserve study. The total Reserve Funds as of April 30, 2024 are 935,645.14. Total Accounts Receivables as of March 31, 2024 are \$17,002.93.*

- b. Delinquency – March 2024 – Resolution to Lien (1)  
c. Owner Requests

**V. INVOICE/PROPOSAL RATIFICATION**

1. 415 SNC – Remediation: \$2,906.50
2. 416 SNC – Remediation: \$1,206.50
3. 611 SNC – Mold Remediation: \$5,670.00
4. 416 SNC – Build Back: \$1,350.00
5. 507 SNC – Dryout Service: \$2,225.00
6. Lower Spa Circulation Pump Repair: \$2,950.00
7. 613 SNC – Roof Repairs: \$3,275.00
8. 605 SNC - Common area plumbing repair: \$\$3,035.0

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**VI. ARCH APP RATIFICATIONS**

**VII. NEW BUSINESS**

1. Wood and Paint Project Update
2. Landscape
  - a. Tree Removal
  - b. Landscape Contracts
4. Artisan Wall
5. 505 SNC Parking Request
6. 513 & 514 SNC . - Chimney, Arrestor & Shroud Replacement
7. Concrete Repair 613 SNC
8. Hydro jetting – Last Done in September 2023
9. Camera Architectural Application 408 SNC
10. Asphalt Repairs by Pool
11. FHA Renewal Proposal
12. 100 Circle Drain Installation Proposal
13. Lower Spa Replacer
14. 615 SNC Replanting Proposal
15. 507 SNC Rebuild Proposal
16. 209 SRC Roof Repairs Proposal.
17. Sewer Repairs
18. Parking Discussion
19. Plant Palette

**VIII. HOMEOWNER REQUESTS**

- A. 203 SRC Parking Space
- B. 306 SNC Parking
- C. 500-507 area Wall and Drain Issue
- D. 615 SNC back wall vine replacement
- E. Electric Timers for Detached Garages
- F. 600 SNC Roof Repairs Issues
- G. Pressure Regulator Request
- H. Pressure Regulator Request
- I. 306 SNC Parking Request
- J. Retaining Wall Inspection Request

**NEXT MEETING**

The next Board of Directors meeting is scheduled on June 24, 2024 at 6:00pm at Powerstone Property Management and via Microsoft Teams.

**XI. ADJOURNMENT**