

**THE TERRACE AT CANYON HILLS
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
December 19, 2023**

NOTICE

The Regular Session meeting of the Terrace and Canyon Hills Homeowners Association Board of Directors was held on Tuesday, December 19, 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, VP

Directors Absent: Wiam Elbettar, Secretary

Powerstone: Paige Fields, CCAM, Senior Community Manager

Others: Conor Ross, Ross Mgmt
Milan Krause, Precision
Erik Murray, Precision

CALL TO ORDER

Meeting was called to order at 6:28pm by Board President, AnnMarie McKay.

ANNOUNCEMENTS

Management advised that Executive Session Meeting was held prior to the General Session Meeting on December 19, 2023.

HOMEOWNER FORUM

There were 7 homeowners present to discuss the following:

- Painting
- Insurance
- Parking
- Drainage
- Pool Heater

COMMITTEE REPORTS

Architectural: Evelyn Saunders, Brian Greenwald, and Wiam Elbettar

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

MINUTES

The Board reviewed the minutes dated November 27, 2023.

Upon motion duly made, seconded, and passed unanimously, the Board approved the November 27, 2023 general session minutes as prepared by Powerstone Property Management.

FINANCIALS

The Board reviewed the financials dated November 2023.

As of the November 30, 2023, Financial Statement, the Operating Account reflects a year-to-date revenue of \$702,341.18 and a year-to-date expenditure of \$391,714.21 before the reserve contribution.

The Association also contributes \$40,000.00 a month to the Reserve Account per the current approved annual budget. These funds are for future capital improvements and replacement components per the reserve study. The total

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Reserve Funds as of November 30, 2023 are \$1,260,783.65. Total Accounts Receivables as of November 30, 2023 are \$5,724.65

Upon motion duly made, seconded, passed unanimously, the Board approved the November 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.

Delinquency

The Board reviewed the Delinquency report for the month of November.

Upon motion duly made, seconded, and carried, the Board approved the res to lien on APN #93450152.

The Board reviewed the utility bills.

INVOICE RATIFICATION

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

1. 625 SNC Build back – Service First- \$3,650
2. 603 SNC Sewer Line Repair – Partners - \$5,450
3. SR Pool Mens Restroom Water Mitigation – Service First - \$3,959
4. 507 SRC – Repair to Temp Plumbing Repair – Partners - \$475
5. Santa Rosa Pool Heater – Clear Expecttions- \$5,514
6. 500 Circle Wall Install and Drain – Anchored Construction- approved by engineer \$11,125
7. 610 SNC Repipe- Repipe1 - \$9,500

NEW BUSINESS

Wood and Paint Project Update

Precision Painting and Ross Mgmt were present to discuss the wood and paint project progress. They went over punch list items, and advised of the expecting weather and how the project will progress. In addition, they discussed aesthetic issues and the plan to move forward to save on costs.

Community Downspout Repairs

The Board reviewed the bid provided by Protec for community wide gutter repairs and moving the gutters that are on the sides of the middle of the garages to the front of the building surface, to avoid any potential damage by vehicles. The proposed cost for this work is \$7,940.

Upon motion duly made, seconded, and carried, the Board tabled the bid by Protec and ask Management obtain a bid from Precision and their opinion on the downspouts.

Insurance Discussion

The Board reviewed the correspondence

Landscape Bids

The Board reviewed the following bids.

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

Behind 217	Tree Removal	\$300	Approved
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Behind 512-516 SNC	Straw Wattle Replacement	\$ 504.50	Tabled – ask engineer opinion
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**Santa Rosa Pool
Build Back**

The Board reviewed the bid from Service First for the build back to the mens room bathroom due to a pool pump room leak. The cost for build back is \$4,325.

Upon motion duly made, seconded, and carried, the Board approve the bid as submitted by Service First in the amount of \$4,325.

114 SRC Arch App

The Board reviewed the arch app submitted by 114 SRC to install 1 non retrofit bathroom window. The Arch committee recommended the Board review this application for the approval or denial.

Upon motion duly made, seconded, and carried, the Board denied the arch app as submitted as it is not like for like.

505 SNC Arch App

The Board reviewed the arch app submitted by 505 SNC to install rocks in the common area where they were prior, but were removed due to the drainage project behind the 500 circle. The Arch committee recommends the BOD make the decision, as the installation would be in common area.

Upon motion duly made, seconded, and carried, the Board approved the arch app as submitted with the following conditions:

1. No planting of any kind is to be completed

**Exterior Maintenance
617 SNC**

The Board reviewed the correspondence from the owner at 617 SNC regarding common area walkway with rocks.

Upon motion duly made, seconded, and carried, the Board advised Management to have Harvest Landscapers make any necessary improvements to the weed barrier and rocks.

**Committee Member
Appointment**

Upon motion duly made, seconded, and carried, the Board approved to appoint Johannes to the landscape committee.

**Notice of Rate Increase
Counsel**

Upon motion duly made, seconded, and carried, the Board approved the notice of increase starting 1/1/24 – at \$335 per hour – attorney and \$175/hour – paralegal.

Cali Cove

Cali Cove submitted correspondence and invite the BOD to their next board meeting on 1/30.

Homeowner Requests

