



# THE TERRACE AT CANYON HILLS

## EXECUTIVE SESSION BOARD OF DIRECTORS MEETING

### MEETING DETAILS

DATE & TIME	Dec 30, 2024 5:00 PM
TYPE OF MEETING	EXECUTIVE SESSION
LOCATION	VIRTUAL MEETING & IN PERSON MEETING 5151 CALIFORNIA AVE #100 IRVINE, CA 92617

**EXECUTIVE SESSION:** In accordance with California Civil Code, items to be discussed in Executive Session must be related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; or (6) approval of Executive Session minutes. All matters discussed in the Executive Session must remain confidential. Any Board Member who discloses confidential information without prior Board approval is acting outside of the scope of authority and may become personally liable for any claims resulting from a breach of confidentiality.

- I. **CALL TO ORDER**
- II. **APPROVAL OF LAST EXECUTIVE MEETING MINUTES**
- III. **LEGAL**
  - A. **DAMAGED BLOCK WALL UPDATE**
- IV. **CONTRACTS**
  - A. **LEGAL CONTRACTS**
  - B. **NORDBERG DENICHILO ATTORNEY AT LAW**
  - C. **PATROL ONE**
  - D. **NEXUS SMART COMMUNITIES / TERRACE CANYON QUARTERLY REVIEW**
  - E. **LANDSCAPE CONTRACTS**
  - F. **QUEZADA LANDSCAPE**
- V. **ENFORCEMENT**
  - A. **HEARINGS**
  - B. **VIOLATION REPORT**
  - C. **VIOLATION REVIEW AND CLARIFICATION**
- VI. **DELINQUENCIES**
  - A. **AGING REPORT**



**1. ACCOUNTING REQUESTS**

**B. COLLECTION REPORT**

**C. LIENS & FORECLOSURE**

**D. PAYMENT PLAN REQUEST**

**VII. EXECUTIVE DISCUSSION**

**VIII. ADJOURNMENT TO OPEN SESSION**



# THE TERRACE AT CANYON HILLS

## OPEN SESSION BOARD OF DIRECTORS MEETING

### MEETING DETAILS

DATE & TIME	Dec 30, 2024 6:30 PM
TYPE OF MEETING	OPEN SESSION
LOCATION	VIRTUAL MEETING & IN PERSON MEETING 5151 CALIFORNIA AVE #100 IRVINE, CA 92617

### JOIN THE MEETING VIRTUALLY

GOOGLE MEET	LINK: <a href="https://meet.google.com/aav-kgir-oaw">https://meet.google.com/aav-kgir-oaw</a>
BY PHONE	(US) +1 570-701-4123   PIN: 627 969 660#

- I. CALL TO ORDER**
- II. EXECUTIVE SESSION DISCLOSURE**
- III. OPEN HOMEOWNER FORUM | MAXIMUM OF 3 MINUTES PER HOME**

The agenda for Regular Session Meetings will be electronically distributed via e-mail no fewer than four (4) days before a Regular Session Meeting. Please consider going paperless and if you need a form to do so, please email us at Help@nsc.team. Each homeowner will be given three (3) minutes to speak under the Open Meeting Act, California Civil Code Section 4925(b), or a total of twenty (20) minutes will be granted for all members to address the Board regarding items of interest or concern.

- IV. DIRECTOR ITEMS, GENERAL REPORTS & UPDATES**
  - A. ARCHITECTURAL LOG**
  - B. ENGAGEMENT**
    - 1. COMMITTEES**
  - C. FACILITIES**
    - 1. POOL MAINTENANCE/ REPAIRS**
  - D. GROUNDS**
    - 1. BUILDING REPAIRS**
    - 2. LANDSCAPE REPORT**
    - 3. UPDATE ON SURVEY FROM FOUR SEASONS**

