



THE TERRACE AT CANYON HILLS

EXECUTIVE SESSION BOARD OF DIRECTORS MEETING

MEETING DETAILS

DATE & TIME	Oct 28, 2024 5:30 PM
TYPE OF MEETING	EXECUTIVE SESSION
LOCATION	VIRTUAL MEETING

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. **ICRE LAGUNA CLUB**
- IV. **CONTRACTS**
 - A. **REVIEWING CONTRACTS**
 1. **LEGAL TEAM**
 2. **PROTEC - INCREASE HOURLY RATE LETTER**
 3. **RE-PIPING PROJECT**
 - B. **TERMINATING CONTRACTS**
- V. **ENFORCEMENT**
 - A. **HEARINGS**
 - B. **VIOLATION REPORT**
 - C. **VIOLATION REVIEW AND CLARIFICATION**
- VI. **HOMEOWNER CORRESPONDENCE**
- VII. **DELINQUENCIES**
 - A. **AGING REPORT**
 - B. **COLLECTION REPORT**
 - C. **LIENS & FORECLOSURE**

NOTICE OF AGENDA



D. PAYMENT PLAN REQUEST

E. AXELA CONTRACT

VIII. EXECUTIVE DISCUSSION

A. BOARD EDUCATION

IX. ADJOURNMENT TO OPEN SESSION



THE TERRACE AT CANYON HILLS

OPEN SESSION BOARD OF DIRECTORS MEETING

MEETING DETAILS

DATE & TIME	Oct 28, 2024 7:00 PM
TYPE OF MEETING	OPEN SESSION
LOCATION	VIRTUAL MEETING

JOIN THE MEETING VIRTUALLY

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

I. CALL TO ORDER

II. EXECUTIVE SESSION DISCLOSURE

III. OPEN HOMEOWNER FORUM I MAXIMUM OF 3 MINUTES PER HOME

During open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda

IV. DIRECTOR ITEMS, GENERAL REPORTS & UPDATES

A. BOARD POSITION UPDATE AND NOTICE

B. ARCHITECTURAL

C. ARCHITECTURAL LOG

D. ENGAGEMENT

1. COMMITTEES

E. FACILITIES

1. POOL CONTRACT

2. POOL SPA



F. GROUNDS

- 1. PEST CONTROL TREATMENT SCHEDULE**
- 2. LANDSCAPE REPORT**
- 3. LANDSCAPE PROPOSALS**
- 4. TERMITE TREATMENT**
- 5. ROOF REPAIRS**

G. GUIDELINES

H. FINANCES

- 1. BANK CARD SIGNATURE UPDATE**
- 2. FINANCIALS**

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

- A. OPEN SESSION MINUTES APPROVAL**
- B. INSPECTOR OF ELECTIONS**
- C. ELECTRONIC SIGNATURE APPROVED DOCUMENTS**
- D. ANNUAL BOARD MEETING SCHEDULE**
- E. ESTABLISH (3) ANNUAL COMMUNITY GOALS**
- F. ASSOCIATION DOCUMENTS (BOXES)**

VII. FEEDBACK

VIII. NEXT MEETING

The next meeting for Terrace at Canyon Hills will be held on November 25, 2024

IX. ADJOURNMENT

Only homeowners are permitted at the Board Meetings. No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.