

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 12, 2025
MINUTES

NOTICE With due notice given and received, the Regular Meeting of the Board of Directors of The Terrace at Canyon Hills Homeowners Association was held on Monday, May 12, 2025 at 6:00 P.M. at PMG's Office located at 65 Enterprise, 3rd Floor Conference Room, Aliso Viejo, CA 92656.

PRESENT Selma Blunk, President
Wiam Elbettar, Vice President
Frank Aronoff, Treasurer
Paige Strayer, Director

Eric Fordyce, Platinum Management Group

ABSENT Sheila Deakin, Secretary - Resigned

CALL TO ORDER The meeting was called to order at 6:07 P.M. with quorum of the Directors present.

OPEN FORUM There were nine (8)- One (1) homeowners in attendance (7 by zoom). The topics discussed were landscape overcutting issues, financials on website, legal spending, architectural committee, fire wise community, lack of audit, request information for architectural application, and reserve study.

**EXECUTIVE
SESSION**

DISCLOSURE In accordance with the California Civil Code 4935(e), an executive session Board Meeting was held before the regular session Board Meeting on May 12, 2025 and the following topics were reviewed:

- A. Approval of the April 14, 2025, Meeting Minutes
- B. Possible Litigation
- C. Rebuttal Letter
- D. Courtesy Notice Correspondences
- E. Neighbor Issue
- F. Delinquency Report

**TREASURER'S
REPORT**

February and March Financials are not completed as PMG is waiting for clarification from Nexus regarding the final January bank statement from Bank of California. As soon as PMG receives the final bank statement, PMG will email the Board the financial statements as soon as they are completed.

Total Accounts Receivables as of April 30,2025 are \$50,446.88.

**CONSENT
CALENDAR**

The Board of Directors reviewed the consent calendar below.

- A. Approval of the April 15, 2025 Board of Directors Meeting Minutes. Following review and discussion, a motion was made by Wiam Elbettar and seconded by Selma Blunk to approve the minutes as amended. The motion passed unanimously.

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 12, 2025 – PAGE 2**

- B. Acceptance of the February 28, 2025 Financials. Bank of California is still trying to verify from Nexus regarding the final January bank statement.
- C. Acceptance of the March 31, 2025 Financials. Bank of California is still trying to verify from Nexus regarding the final January bank statement.

NEW BUSINESS

A. Eucalyptus Tree Trimming Proposal

The Board of Directors reviewed an evaluation regarding high-risk eucalyptus trees created by Four Seasons. The Board of Directors also reviewed proposals submitted by Great Scott and David's Trees to trim the 15 Red Iron Bark Eucalyptus Trees per the report. Following review and discussion, it was the general consent of the Board of Directors to table this topic.

B. Plumbing Repair Proposals

The Board of Directors reviewed proposals submitted by Severson Plumbing and Four-Star Plumbing for plumbing repairs as follows:

1. Hydro Jet all Drains Updated Price - \$8,000.00. Following review and discussion, a motion was made by Frank Aronoff and seconded by Wiam Elbettar to table this proposal and to wait for two more proposals.
2. 100 Santa Rosa – 4–6-month Hydro Jet – \$13K-\$16K / \$850.00 / \$650.00 every 4-6 months. Following review and discussion, a motion was made by Frank Aronoff and seconded by Selma Blunk to table this proposal and have it added to the annual hydro jetting proposals. The motion passed unanimously.
3. Toilet Replacement Women's Restroom Lower Pool - \$630.00 - \$794.00 – Following review and discussion, it was the general consent of the Board of Directors to table this proposal until a second proposal is received from Partners Plumbing.

C. Gutter Clean / Seal Request – 301 San Nicholas

The Board of Directors reviewed a proposal submitted by Antis Roofing to clean out / seal the gutters at 301 San Nicholas in the amount of \$750.00. Following review and discussion, a motion was made by Paige Strayer and seconded by Frank Aronoff to approve the proposal as presented. The motion passed unanimously.

D. Architectural Committee Charter Review & Candidates Appointment

The Board of Directors reviewed the architectural committee charter. Following review and discussion, a motion was made by Frank Aronoff and seconded by Wiam Elbettar to approve the charter as presented. The motion passed 3-0-1 with Paige Strayer Opposing.

The Board of Directors reviewed the committee candidate statements from all interested homeowners. Following review and discussion, a motion was made by Selma Blunk and seconded by Frank Aronoff to approve Wiam Elbettar, Drew Calandrella, and Donald Segura as the architectural committee.

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 12, 2025 – PAGE 3

E. Board / Management Requests & Comments

1. Parking for Guest Spaces / Fire Lane – Add a daytime inspection, fine, tow, and fire lanes. Following review and discussion, a motion was made by Frank Aronoff and seconded by Wiam Elbettar to approve an email blast to the community regarding daytime parking. The motion passed unanimously.
2. Detached Garage Parking Violations (518 San Nicholas). Following review and discussion, a motion was made by Frank Aronoff and seconded by Wiam Elbettar to add to the email blast regarding parties and parking cars in fire lanes where they do not belong. The motion passed unanimously.
3. Unauthorized Paint Changes (107 Santa Rosa). Following review and discussion, a motion was made by Frank Aronoff and seconded by Wiam Elbettar to approve paint change and to send a letter to the homeowner letting them know that the area will be repainted. The motion passed 3-0-1 with Paige Strayer abstaining.
4. Animal Damage to Home (618 San Nicholas). Following review and discussion, a motion was made by Wiam Elbettar and seconded by Frank Aronoff to approve the repairs and charge back to owner. The motion passed unanimously.
5. Green Stick Applications. Following review and discussion, a motion was made by Frank Aronoff and seconded by Wiam Elbettar to table and review green stick policy at the board meeting. The motion passed unanimously.

F. Homeowner Request & Comments

1. 111 Santa Rosa – Architectural Application – New Skylight. Following review and discussion, a motion was made by Selma Blunk and seconded by Frank Aronoff to deny this request as it does not follow the like for like in style and color requirements.
2. 504 San Nicholas – Architectural Application Fence between 504 & 503. Following review and discussion, it was the general consent of the Board of Directors to deny this request and to have homeowner resubmit with dimensions for future approval.
3. 100 Circle – Tree Removal Request. Following review and discussion, it was the general consent of the Board of Directors to have Clara and Paige meet to get a proposal for removals in this area.
4. 300 Common Area – Following review and discussion, it was the general consent of the Board of Directors to take no further action.
5. 617 San Nicholas – Reimbursement Request for Leak - \$4,846.70. Following review and discussion, a motion was made by Wiam Elbettar and seconded by Paige Strayer to table a decision and to request a complete reports as to issue and repairs if they would like the Board to consider reimbursement in the future. The motion passed unanimously.
6. 320 San Nicholas – Request to repair banister and remove paint. Following review and discussion, a motion was made by Wiam Elbettar and seconded by Selma Blunk to take no action as this is a community wide issue and will only be repaired when done community wide.

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 12, 2025 – PAGE 4**

G. Annual Calendar Review

The Board of Directors reviewed the Annual Calendar. Following review and discussion, it was the general consent of the Board of Directors to take no action.

ADJOURN There being no further business, the meeting was adjourned at 8:30 P.M.

**THE BOARD OF DIRECTORS APPROVED THESE MINUTES AT THE JUNE 9, 2025
MEETING**