

**THE TERRACES AT CANYO HILLS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**MEETING NOTICE / AGENDA**  
**APRIL 14, 2025**  
**6:00 PM Regular Session**  
**IN PERSON - PMG OFFICE – 65 Enterprise, Aliso Viejo, Huntington I Conference Room**  
**VIRTUAL – ZOOM MEETING –Meeting ID 862 9783 8672/ Password 157490**

**I. CALL TO ORDER**

**II. EXECUTIVE SESSION DISCLOSURE**

**III. COMMITTEE REPORTS**

**IV. HOMEOWNER OPEN FORUM**

**V. TREASURER'S REPORT**

**VI. CONSENT CALENDAR**

- A. Approval of the March 10, 2025 Board Meeting Minutes;
- B. Approval of the March 24, 2025 Special Insurance Meeting Minutes
- C. Acceptance of the December 31, 2024 Financials
- D. Acceptance of the January 31, 2025 Financials

**VII. NEW BUSINESS**

- A. Proposed Draft 2025/2026 Budget
- B. Annual Policy Statements and Annual Budget Report Approval
- C. Four Season Tree Report and Treatment Plan
- D. Roof Repair Proposals
  - 1. 509 San Nicholas – Gutter Inspection Findings
  - 2. 502 San Nicholas - Gutter and Downspout Cleaning / Gutter re-sloping
  - 3. 118 Santa Rosa Roof Repair
  - 4. 119 Santa Rosa Roof Repair
  - 5. 614 San Nicholas Skylight Replacement
- E. Termite Treatment and Repair Proposals
  - 1. Fenn - 217 Santa Rosa
  - 2. Accurate – 620 San Nicholas
  - 3. Fenn – 420 San Nicholas
- F. Water Intrusion Repair – 213 Santa Rosa
- G. Community Wide Hydro Jetting
- H. Concrete Repair Proposals and Pictures
  - 1. Pictures of Completed Repairs
  - 2. V-ditch Crack Repairs
  - 3. Tree Removal Map
- I. Janitorial Seasonal Cleaning
- J. Parking Patrol Discussions and Rate Increase
- K. Board / Management Request & Comments
  - 1. FHA Certified
  - 2. Attorney Discussion – Roseman Law
  - 3. Invoice Approval / Board Authorization

4. Requested Documents from old board member and disagreements
  5. Finance / Invoice List
  6. Parking Violations
  7. Committee Approval of Architectural and Parking Only
  8. Architectural Charter Draft Approval
- L. Homeowner Request & Comments
1. 402 San Nicholas – Request for Plants on Hillside
  2. 500 San Neiholas – Architectural Application New Windows
  3. 624 San Nicholas – Concerns about Parking and the Board
  4. 628 San Nicholas – Green Stick Form
- M. Annual Calendar Review

<b>VIII. NEXT BOARD MEETING – MAY 12, 2025</b>
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<b>IX. ADJOURN</b>
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**THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MEETING NOTICE / AGENDA  
APRIL 14, 2025  
5:00 PM Executive Session  
(CLOSED TO OWNERSHIP)**

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- **Litigation**
- **Matters relating to formation of contracts with third parties**
- **Member Discipline**
- **Personnel Matters**

**I. CALL TO ORDER**

**II. SECRETARY'S REPORT**

- A. Approval of the March 10, 2025 Executive Board Meeting Minutes

**III. NEW BUSINESS**

- A. Hearing Notice – Guest Parking  
B. Courtesy Notice Correspondence – Incorrect Window  
C. Disciplinary Action – Parking  
D. Late Fee Removal Request  
E. Legal Review - Memo of Understanding

**IV. DELINQUENCY**

- A. Delinquency Report

**V. ADJOURN**