

THE TERRACES AT CANYO HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING NOTICE / AGENDA
MAY 12, 2025
6:00 PM Regular Session
IN PERSON - PMG OFFICE – 65 Enterprise, Aliso Viejo, Huntington I Conference Room
VIRTUAL – ZOOM MEETING –Meeting ID 862 9833 9103 / Password 173293

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 April 14, 2025 Board Meeting Minutes;
- B. Acceptance of the February 28, 2025 Financials
- C. Acceptance of the March 31, 2025 Financials

VII. NEW BUSINESS

- A. Eucalyptus Tree Trimming Proposal
- B. Plumbing Repair Proposals
 - 1. Hydro Jet all Drains Proposal
 - 2. 100 Santa Rosa – Hydro Jetting
 - 3. Toilet Replacement Women's Restroom Lower Pool
- C. Gutter Clean / Seal Request – 301 San Nicholas
- D. Architectural Committee Charter Review & Candidates Appointment
- E. Board / Management Request & Comments
 - 1. Parking for Guest Spaces / Fire Lane
 - 2. Detached Garage Parking Violations
 - 3. Unauthorized Paint Changes
 - 4. Animal Damage to Home
 - 5. Green Stick Applications
 - 6. Garage Doors being left open
- F. Homeowner Request & Comments
 - 1. 111 Santa Rosa – Architectural Application - New skylight
 - 2. 504 San Nicholas – Architectural Application - Fence between 504 & 504
 - 3. 100 Circle – Tree Removal Request
 - 4. 300 Circle – Common Area Issues
 - 5. 617 San Nicholas – Reimbursement Request for Leak
- G. Annual Calendar Review

VIII. NEXT BOARD MEETING – JUNE 9, 2025

IX. ADJOURN

**THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
MAY 12, 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 April 14, 2025 Executive Board Meeting Minutes

III. NEW BUSINESS

- A. Possible Litigation
- B. Rebuttal Letter
- C. Courtesy Notice Correspondences
- D. Neighbor Concerns

IV. DELINQUENCY

- A. Delinquency Report

V. ADJOURN