

**THE TERRACES AT CANYO HILLS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**MEETING NOTICE / AGENDA**  
**JULY 14, 2025**  
**6:00 PM Regular Session**  
**IN PERSON - PMG OFFICE – 65 Enterprise, Aliso Viejo, Huntington I Conference Room**  
**VIRTUAL – ZOOM MEETING –Meeting ID 860 6509 7210 / Password 748758**

**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 June 9, 2025 Board Meeting Minutes;

**VII. NEW BUSINESS**

- A. Financial Update
- B. Community Wide Hydro Jetting Report
- C. Common Area Landscape Proposals
  - 1. Install straw waddle behind 514 & 500 San Nicholas
  - 2. Install plants at monument sign
  - 3. 408 San Nicholas Court – Borer Beetle Infestation Options
- D. Lower Pool Circulation Pump Replacement Proposal
- E. BBQ Grill Cleaning Proposal
- F. Resolution of Lien
- G. Skylight Standard Discussion
- H. Board / Management Request & Comments
  - 1. Green Stick Form Review
  - 2. BBQ grills left on all night for the second time
  - 3. The Architectural Committee clarification
  - 4. Repipe Discussion
  - 5. Restoration/Remediation Discussion
- I. Homeowner Request & Comments
  - 1. 106 Santa Rosa– Request to have beetle infested trees removed
  - 2. 107 Santa Rosa – Retaining Wall Concerns
  - 3. 111 Santa Rosa - Request to have Beetle infested trees removed
  - 4. 202 Santa Rosa – Landscape Company Concerns
  - 5. 214 Santa Rosa – Timeline for repiping list
  - 6. 314 San Nicholas – Neighbor Issues with trespassing
  - 7. 605 San Nicholas – Architectural Application for Skylight that opens
  - 8. 606 San Nicholas – Request to cut or remove tree for safety
- J. Annual Calendar Review

**VIII. NEXT BOARD MEETING – AUGUST 11, 2025**

**IX. ADJOURN**

**THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MEETING NOTICE / AGENDA  
JULY 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 June 9, 2025 Executive Board Meeting Minutes

**III. NEW BUSINESS**

- A. Legislative Update – Fining Authority Discussion  
B. Collection Update  
C. Possible Litigation  
D. Resolutions of Lien

**IV. DELINQUENCY**

- A. Delinquency Report

**V. ADJOURN**