

THE TERRACES AT CANYO HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING NOTICE / AGENDA
SEPTEMBER 5, 2025
12:30 PM Regular Session
IN PERSON - PMG OFFICE – 65 Enterprise, Aliso Viejo, Huntington I Conference Room
VIRTUAL – ZOOM MEETING –Meeting ID 890 7365 0932 / Password 244942

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 August 11, 2025 Board Meeting Minutes;
- B. Acceptance of the October 31, 2025 Financials
- C. Acceptance of the November 31, 2025 Financials
- D. Acceptance of the December 31, 2025 Financials
- E. Acceptance of the January 31, 2025 Financials
- F. Acceptance of the February 28, 2025 Financials
- G. Acceptance of the March 31, 2025 Financials
- H. Acceptance of the April 30, 2025 Financials
- I. Acceptance of the May 31, 2025 Financials
- J. Acceptance of the June 31, 2025 Financials
- K. Acceptance of the July 31, 2025 Financials
- L. Ratification of CE Pool Fecal Treatment at Lower Pool - \$175.00

VII. NEW BUSINESS

- A. Tree Removal Update
- B. Straw Waddle Installation Proposal
- C. Plumbing Repair & Inspection Proposals
- D. Light Repair Proposal
- E. Skylight / Roof Repair Proposal
- F. Retaining Wall Inspection Proposal
- G. FYE May 31, 2025 Tax and Audit Preparation Proposal
- H. Board / Management & Homeowner Request & Comments
 - 1. 107 Santa Rosa – Tree Concerns for Damage to the Wall and Staining
 - 2. 111 Santa Rosa – Tree Concerns & Replacement Plan Request
 - 3. 219 Santa Rosa – Requesting Permanent Safelist for Vehicle
 - 4. 408 San Nicholas – Request to send out City Requirements for Permits to Membership
 - 5. 504 San Nicholas – Water Damage Reimbursement Request
 - 6. 514 San Nicholas – Light Change Suggestions
- I. Annual Calendar Review

VIII. NEXT BOARD MEETING – SEPTEMBER 8, 2025

IX. ADJOURN

**THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
SEPTEMBER 5, 2025
12:00 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 August 11, 2025 Executive Board Meeting Minutes

III. NEW BUSINESS

- A. Legal Review

IV. DELINQUENCY

- A. Delinquency Report

V. ADJOURN