

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 2020
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 Thursday, February 27, 2020 at 6:30 P.M. at the PMG office located at 65 Enterprise, 3rd Floor Conference Room – Huntington I, California.

PRESENT Marlene Eckstein, President
Kim Fields, Vice President
Mark Badran, Secretary
Frank Aronoff, Treasurer
David Golbahar, Member at Large

Eric Fordyce, Platinum Management Group

ABSENT None

CALL TO ORDER The meeting was called to order by the Marlene Eckstein, President, at 6:35 P.M. with quorum of the Directors present.

OPEN FORUM There were eight (8) homeowners in attendance. Homeowners brought to the Board's attention questions regarding landscaping, repiping, cumulative voting, parking safelist request for night nurse.

COMMMITTEE REPORTS Marlene Eckstein, Landscape Chairperson, provided the Board of Directors an update and recommendations.

Gene Levy, Maintenance Chairperson, provided recommendations regarding the Carasso Construction proposals provided to the Board for review.

Mark Badran, Chairperson, provided an update regarding the association's website (www.theterraceatcanyonhills.com).

EXECUTIVE SESSION DISCLOSURE

In accordance with California Civil Code 4935(e), an executive session Board Meeting was held before the regular session Board Meeting on February 27, 2020 and the following topics were reviewed:

- A. Approved the January 23, 2020 Executive Meeting Minutes
- B. Hearing
- C. Reviewed the January 31, 2020 Delinquency Report

TREASURER'S REPORT

As the January 31, 2020 Financial Statement, the Operating Account reflects a year to date revenue of \$498,875.99 and a year to date expenditures of \$538,104.48.

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The association also contributes \$30,132.00 a month to the Reserve Account per the approved annual budget. These funds are for future capital improvements and replacement components per the reserve study. The total Reserve Funds as of January 31, 2020 are \$1,163,049.51.

**CONSENT
CALENDAR**

The Board of Directors reviewed the consent calendar below. Following review and discussion, it was the general consent of the Board of Directors to approve the consent calendar as presented.

- A. Approval of the January 23, 2020 Board of Directors Meeting Minutes
- B. Acceptance of the December 31, 2019 Financials
- C. Acceptance of the January 31, 2020 Financials

NEW BUSINESS

A. Common Area Improvement Proposals

The Board of Directors reviewed a proposal submitted by Carasso Construction for the February maintenance inspection punch lists regarding a variety of repairs to the common area of the 200 circle and other owners' requests. Following review and discussion, a motion was made by Mark Badran and seconded by Frank Aronoff to approve the proposal as presented. The motion passed 4-1 with David Golbahar abstaining.

B. 2020 New Election Rules Adoption

The Board of Directors reviewed homeowner correspondence regarding the new voting rules that were sent out for 28-day review. Following review and discussion, a motion was made by Marlene Eckstein and seconded by Mark Badran to approve the new election rules as presented to the membership. The motion passed unanimously.

C. Sewer Pipe Repair Proposal

The Board of Directors reviewed a proposal submitted by Severson Plumbing in the amount of \$2,630.00 to remove a brush, dig up a root intrusion pipe, repair pipe and install a ground clean out access. Following review and discussion, a motion was made by Marlene Eckstein and seconded by Frank Aronoff to approve the proposal as presented. The motion passed 4-1 with David Golbahar against.

D. Draft Proposed 2020/2021 Budget

The Board of Directors reviewed a draft proposed 2020/2021 budget. Following review and discussion, it was the general consent of the Board of Directors to table this to the next board meeting.

E. Special Assessment Option Review

The Board of Directors reviewed the 3 special assessment options the Board agreed to provide to the ownership. Following review and discussion, it was the general consent of the Board of Directors to table this to the next board meeting.

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F. Board of Directors / Homeowner Request

The Board of Directors reviewed correspondence from 313 San Nicholas regarding architectural concerns. Following review and discussion, it was the general consent of the Board of Directors to no further action at this time.

ADJOURN There being no further business, the meeting was adjourned at 9:25 P.M.

THE BOARD OF DIRECTORS APPROVED THESE MEETING MINUTES ON JUNE 25, 2020.