

The Terrace and Canyon Hills
BOARD OF DIRECTORS MEETING
July 25, 2022

Powerstone Property Management or
Teams Teleconference
949 336 2442

Phone Conference ID: 347 546 482#

Please contact Management for video conference information

AGENDA

EXECUTIVE SESSION

- I. CALL TO ORDER** **6:00pm**
- II. MINUTES**
 - a. Executive Session Minutes 6.27.22
- III. DELINQUENCY**
 - a. Delinquency for June 2022
- IV. MEMBER DISCIPLINE (3)**
- V. NEW BUSINESS**
 - A. Repair Assessment- Plumbing H/O
 - B. Response to Violation Letter
 - C. Garage Inspections
 - D. Invoice Ratification
- VI. ADJOURNMENT**

GENERAL SESSION

- I. CALL TO ORDER** **7:00pm**
- II. INSURANCE DISCUSSION**
- III. HOMEOWNER FORUM**
- III. COMMITTEE REPORTS**
- IV. MINUTES**
 - a. General Session Minutes 6/27/22
- V. FINANCIALS**
 - a. April and May 2022

- b. June Financials 2022

VI. INVOICE RATIFICATION

VII. NEW BUSINESS

- A. 618 San Nicholas- Architectural Application
- B. Roseman Renewal Contract
- C. Lighting Maintenance Contract
- D. Roofing Maintenance
- E. Termite Contract
- F. Water Intrusion Policy
- G. Hydrojetting- Lower Pool

VIII. HOMEOWNER REQUESTS

- A. 209 Santa Rosa Ct- Water Pressure Regulator
- B. 112 Santa Rosa Ct- Water Pressure Regulator
- C. 414 San Nicholas- Tree Branches Trimmed
- D. Laguna Beach Water Restrictions
- E. Parking Suggestions

IX. BOARD MEMBER REQUESTS

- A. Portal Signatures
- B. Management Approval Threshold
- C. Reserve Transfers + Utilities
- C. Landscape Watering Discussion
- D. Property Lines+ Crib Walls
- E. Laguna Beach Leaf Blower Code
- F. Board Member Allegations
- G. Rules for Tenants and Landlords
- H. Forensic Audit

X. MANAGEMENT REPORT

XI. NEXT MEETING

- a. The next Board of Directors meeting is scheduled on August 22, 2022 at 6pm at Powerstone Property Management.

XII. ADJOURNMENT