

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**MARCH 28, 2019**  
**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, March 28, 2019 at 6:30 P.M. at Platinum Management Group Office located at 65 Enterprise, 3<sup>rd</sup> Floor – Conference Room – Huntington I in Aliso Viejo, California.

**PRESENT** Gary Bittner, President  
David Golbahar, Vice President  
Frank Aronoff, Treasurer  
Gene Levy, Director

Eric Fordyce, Platinum Management Group

**ABSENT** Mark Badran, Secretary

**CALL TO ORDER** The meeting was called to order by the Gary Bittner, President, at 6:32 P.M. with quorum of the Directors present.

**OPEN FORUM** There were no homeowners in attendance.

**COMMITTEE REPORTS** Landscape Committee – Marlene Eckstein, Landscape Chairperson, provided the Board of Directors an update regarding the landscape company, Quezada Pro Landscape.

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

Communication Committee – Mark Badran, Chairperson, was absent so no report was provided regarding the association’s website ([www.terraceatcanyonhills.com](http://www.terraceatcanyonhills.com)).

Architectural Committee – There were no architectural applications to review.

**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 March 28, 2019 and the following topics were reviewed:

- A. Approved the February 28, 2019 Executive Meeting Minutes;
- B. Reviewed the February 2019 Delinquency Report

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**TREASURER'S  
REPORT**

As of February 28, 2019 Financial Statement, the operating account reflects a year to date revenue of \$555,296.19 and a year to date expenditures of \$657,396.81

The association also contributes \$31,982.00 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 February 28, 2019 are \$1,037,138.19.

**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 items on the consent calendar as presented.

- A. Approval of the February 28, 2019 Board of Directors Meeting Minutes
- B. Acceptance of the February 28, 2019 Financials

**NEW BUSINESS**

- A. Common Area Landscape Improvement Proposals
  - 1. The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape regarding tree removal behind 600 San Nicholas in the amount of \$1,590.00. Following review and discussion, a motion was made by Gene Levy and seconded by Frank Aronoff to approve the proposal as presented. The motion carried 3-1 with David Golbahar voting against the approval.
- B. Common Area Improvement Proposals
  - 1. The Board of Directors reviewed a proposal submitted by Carasso Construction provided a proposal for the February and March maintenance walk punch list regarding a variety of repairs to the common areas. Following review and discussion, a motion was made by Gene Levy and seconded by Gary Bittner to approve all items on the punch list in the amount of \$3,775.00. The motion carried 3-1 with David Golbahar abstaining.
  - 2. The Board of Directors reviewed a proposal submitted by Carasso Construction provided a proposal regarding the siding repairs for 119 Santa Rosa Court in the amount of \$1,926.00. Following review and discussion, it was the general consent of the Board of Directors to approve the proposal as presented.
- C. Heating Pools All Year Around Discussion

The Board of Directors reviewed correspondence and held a discussion regarding keeping both pools heated all year around. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levy to approve heating the pools all year as it costs each owner \$1.52/month. The motion carried unanimously.

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**D. Tentative Capital Repair Projects / 2019/2020 Budget / Loan**

The Board of Directors requested Management to provide a proposal for the 1-time capital repairs for community wide re-pipe with construction management cost, community wide asphalt resurfacing/concrete swale replacement, siding replacement, wrought iron replacement/painting, and pool deck replacement.

AMA Re-piping - \$995,092.00

Ross Construction Management - \$87,070.55 (8.75% of total cost of re-pipe)

Rose Paving - \$442,544.00

Carasso Construction – Siding - \$553,045.00 (Priority A - \$485,507.00; Priority B - \$67,538.00)

Carasso Construction – Fencing - \$80,900.00

Carasso Construction – Pool Deck - \$365,000.000

TOTAL \$2,523,651.55

Following review and discussion, it was the general consent of the Board of Directors to table the discussion to the April board meeting. The Board of Directors requested Management to invite financial institution representatives to attend the April board meeting to discuss finance options regarding a loan for the community.

**ADJOURN**

There being no further business, the meeting was adjourned at 9:30 P.M.

**THE BOARD OF DIRECTORS APPROVE THESE MEETING MINUTES AT THE APRIL 25, 2019 BOARD MEETING.**