

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**AUGUST 22, 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, August 22, 2019 at 6:30 P.M. at the PMG office located at 65 Enterprise, 3<sup>rd</sup> Floor Conference Room – Huntington I, California.
- PRESENT** Gary Bittner, President  
David Golbahar, Vice President  
Mark Badran, Secretary (entered at 7:00 p.m.)  
Frank Aronoff, Treasurer  
Gene Levy, Director  
  
Eric Fordyce, Platinum Management Group
- ABSENT** None
- CALL TO ORDER** The meeting was called to order by the Gary Bittner, President, at 6:40 P.M. with quorum of the Directors present.
- OPEN FORUM** There were fourteen (14) homeowners in attendance. Homeowners brought to the Board’s attention questions regarding re-piping, parking, loan and special assessment options.
- COMMMITTEE REPORTS**
- Landscape Committee – Marlene Eckstein, Landscape Chairperson, provided the Board of Directors an update and recommendations.
- Maintenance Committee – Gene Levy, Maintenance Chairperson, provided recommendations regarding the Carasso Construction proposals provided to the Board for review.
- Communication Committee – Mark Badran, Chairperson, provided an update regarding the association’s website ([www.theterraceatcanyonhills.com](http://www.theterraceatcanyonhills.com)).
- Architectural Committee – Architectural applications were reviewed.
- 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 August 22, 2019 and the following topics were reviewed:
- A. Approved the July 31, 2019 Executive Meeting Minutes;
  - B. Legal Opinion - CC&R’s Requirements
  - C. Reviewed the July 31, 2019 Delinquency Report
  - D. Member Discipline

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**TREASURER'S  
REPORT**

As the July 31, 2019 Financial Statement, the Operating Account reflects a year to date revenue of \$122,237.06 and a year to date expenditures of \$152,021.95.

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 July 31, 2019 are \$1,079,474.41.

**CONSENT  
CALENDAR**

The Board of Directors reviewed the consent calendar below. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levy to approve the items on the consent calendar as presented. The motion passed unanimously.

- A. Approval of the July 31, 2019 Board of Directors Meeting Minutes
- B. Approval of the August 3, 2019 Board of Directors Meeting Minutes
- C. Acceptance of the July 31, 2019 Financials

**OLD BUSINESS**

A. New Nuisance Rule Review

At the May and June board meetings, the Board of Directors reviewed a recommendation to approve and adopt a Nuisance Rule for the association. Following review and discussion, it was the general consent of the Board of Directors to table this topic to the next board meeting.

**NEW BUSINESS**

A. Landscape Improvement and Correspondence

1. The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape for August landscape renovations in the amount of \$572.50 and the July landscape renovations in the amount of \$702.25. Following review and discussion, it was the general consent of the Board of Directors to approve the proposals as presented.
2. The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape in the amount of \$1,550.00 to remove a liquidambar tree between 617-618 San Nicholas. Following review and discussion, a motion was made by Gary Bittner and seconded by Mark Badran to approve the proposal as presented. The motion passed unanimously.
3. The Board of Directors reviewed a photo of pots placed in the common area landscape / patio extension that is blocking the irrigation for the rest of the common area landscaping. Following review and discussion, it was the general consent of the Board of Directors to notify the resident to move the potted plant.

B. Common Area Improvement Proposals

1. The Board of Directors reviewed a proposal submitted by Carasso Construction for the August maintenance inspection punch list regarding a variety of repairs to the common area of the 200 Circle. Following review and discussion, a motion was made by Gene Levy and seconded

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by Gary Bittner to approve the proposal as presented. The motion passed 3-1-1 with David Golbahar against and Mark Badran abstaining.

2. The Board of Directors reviewed a proposal submitted by Carasso Construction to replace the dry rot deteriorated unit utility doors in the amount of \$26,893.00. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

C. FHA Certification Renewal Proposal

The Board of Directors reviewed a proposal in the amount of \$765.00 to renew the FHA Certification which will expire on September 20, 2019. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levy to approve the proposal as presented. The motion passed 4-1 with David Golbahar against.

D. Annual Pressure Regulator Test / Inspection

The Board of Directors reviewed a proposal submitted by Severson Plumbing in the amount of \$1,160.00 to check all units and pressure regulators for static water pressure. A motion was made by Gary Bittner and seconded by Mark Badran to approve the proposal as presented. The motion passed 3-2 with David Golbahar and Frank Aronoff against.

E. Earthquake Insurance Proposal Review

The Board of Directors reviewed a proposal submitted by Labarre / Oksnee for earthquake insurance. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

F. Next Townhall Meeting

The Board of Directors held a discussion regarding scheduling the next townhall meeting. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levy to hold the next townhall meeting on September 7, 2019 at 10:00 a.m. at the San Nicholas pool. The motion passed 4-1 with David Golbahar against.

G. Pressure Regulator / Slab Leaks

The Board of Directors reviewed a survey of all the units and itemized which unit had pressure regulators submitted by Craig Smith at 322 San Nicholas. The owner wanted the Board to compare if there was a correlation between no pressure regulators and slab leaks. Out of the 19 slab leaks, 9 units had a pressure regulator. Following review and discussion, it was the general consent of the Board of Directors to take no further action due to there is no correlation between pressure regulators and slab leaks.

H. Fire Lane Update / Correspondence

The Board of Directors reviewed an update from the engineer, Griffin Marvin, regarding the fire lane permit process and an owner correspondence with their frustration of the condition of the fire and requesting the irrigation be turned back on. Following review and discussion, it was the general consent of the Board of Directors to remove the grass in the fire lane.

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I. Architectural Committee Removal / Appointment

The Board of Directors reviewed a copy of the Davis-Stirling Act – Removing Committee Members and a copy of section 12.02 of the CC&Rs – Appointment of the Architectural Committee. Following review and discussion, it was the general consent of the Board of Directors to take no further action.

J. Homeowner Correspondence/Discussion

The Board of Directors held discussion on the following topics:

1. Request Board Member Resignation; Landscape Committee Chairperson Resignation. Following review and discussion, a motion was made by David Golbahar to approve the removal there was no second and the motion died.
2. Request to abolish the landscape committee. A motion was made by David Golbahar to abolish the landscape committee, it was seconded by Mark Badran. Following review and discussion, the motion failed 1-4 with David Golbahar being the only one to vote in favor of abolishing the landscape committee.
3. Request for a community garage sale. Following review and discussion, it was the general consent of the Board of Directors to allow individual garage sale as long as cars do not park in the fire lane.
4. Request to perform landscape maintenance for common area courtyard landscaping. Following review and discussion a motion was made by Gene Levy and seconded by Mark Badran to table this discussion. The motion passed unanimously.
5. Request to reinstate a parking committee. Following review and discussion, it was the general consent of the Board of Directors to wait until after the next annual meeting in September.
6. Comments regarding the Townhall Meeting. Following review and discussion, it was the general consent of the Board of Directors to take no further action at this time.

**ADJOURN** There being no further business, the meeting was adjourned at 10:35 P.M.

**THE BOARD OF DIRECTORS APPROVED THESE MEETING MINUTES AT THE SEPTEMBER 19, 2019 BOARD MEETING.**