

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 27, 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, June 27, 2019 at 6:30 P.M. at Platinum Management Group Office located at 65 Enterprise, 3rd Floor – Conference Room – Huntington I in Aliso Viejo, California.

PRESENT Gary Bittner, President
David Golbahar, Vice President
Mark Badran, Secretary
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 6:35 P.M. with quorum of the Directors present.

OPEN FORUM There were nineteen (19) homeowners in attendance. Homeowners brought to the Board's attention questions regarding guest parking, architectural violations, CC&R, landscape chemicals and patrol post orders.

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).

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 June 27, 2019 and the following topics were reviewed:

- A. Approved the May 23, 2019 Executive Meeting Minutes;
- B. Member Discipline
- C. Reviewed the May 31, 2019 Delinquency Report

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**TREASURER'S
REPORT**

As the May 31, 2019 Financial Statement, the Operating Account reflects a year to date revenue of \$741,883.31 and a year to date expenditures of \$849,484.67.

The association also contributes \$31,892.00 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 May 31, 2019 are \$1,039,515.59.

**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 Frank Aronoff to approve the items on the consent calendar as presented. The motion passed unanimously.

- A. Approval of the May 23, 2019 Board of Directors Meeting Minutes
- B. Acceptance of the May 31, 2019 Financials

NEW BUSINESS

A. June Landscape Inspection Proposal/Correspondence

The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape in the amount of \$1,144.50 for common area landscaping renovation improvements. Following review and discussion, a motion was made by Frank Aronoff and seconded by Gene Levey to approve the proposal as presented. The motion passed 3-2 with David Golbahar and Mark Badran not in favor.

The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape in the amount of \$1,710.00 to install 18 Pyracanth plants along the exterior wall to prevent non-residents jumping over and gaining access to the San Nicholas pool. Following review and discussion, a motion was made by David Golbahar and Mark Badran to deny the proposal as presented. The motion passed 3-2 with Frank Aronoff and Gene Levy not in favor.

The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape in the amount of \$4,944.00 to install 16 irrigation couplings so the landscapers can hand water certain landscape areas without using the owner's water source. Following review and discussion, a motion was made by Frank Aronoff and seconded by Gary Bittner to approve the proposal as presented. The motion passed 4-1 with David Golbahar not in favor.

The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape in the amount of \$10,950.00 to convert the drip irrigation system to a spray head system for better coverage. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levey to deny the proposal as presented. The motion passed unanimously.

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B. Common Area Improvement Proposals

The Board of Directors reviewed a proposal submitted by Carasso Construction for the June maintenance inspection punch list regarding a variety of repairs to the common area of the 600 Circle. Following review and discussion, a motion was made by Gene Levey and seconded by Frank Aronoff to approve the proposal as presented. The motion passed 4-1 with David Golbahar not in favor.

C. California Cove Homeowners Association Invoice Review

The Board of Directors reviewed the annual California Cove invoice for the mutual maintenance agreement for periods June 1, 2018 to May 31, 2019 and June 1, 2019 to May 31, 2020 in the amount of \$4,578.00. In the past, Management requested the California Board to provide the reasonable supporting documents per section 12 of the agreement submitted by the California Cove Board of Directors. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levey to deny the request. The motion passed 4-1 with David Golbahar in favor.

D. Association's Attorney Fee Increase

The Board of Directors reviewed a letter submitted by Adams/Stirling notifying the Board of Directors their firm's fees are increasing as of July 1, 2019. Following review and discussion, a motion was made by Gary Bittner and seconded by Mark Badran to table the letter. The motion passed 4-1 with David Golbahar wanting to make a decision.

E. New Nuisance Rule Review

The Board of Directors reviewed an example of a nuisance rule submitted by Management as at the May board meeting, 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 the approval of a Nuisance Rule.

F. Plumbing Repair/Replacement Proposal

The Board of Directors reviewed a proposal with 3 options submitted by Severson Plumbing 411 San Nicholas regarding root intrusion. Following review and discussion, a motion was made by Frank Aronoff and seconded by Garry Bittner to approve option B to reline both areas of root intrusion + Option A in the amount of \$8,500.00. The motion passed 4-1 with Gene Levy not in favor.

G. Loan Amortization Schedule Review

The Board of Directors reviewed a 10-year and 15-year amortization schedule submitted by Karen Bouslog with Pacific Western Bank as an owner had a concern about the interest of a \$2.5M loan. Following review and discussion, it was the general consent of the Board of Director to take no further action at this time.

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H. Concrete Pool Deck Replacement Proposals

The Board of Directors reviewed proposals submitted by Carasso Construction and MCC Construction to replace both concrete pool decks. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

I. Asphalt/Concrete Repairs/Replacement Proposals

The Board of Directors reviewed proposals submitted by Rose Paving and NPG Asphalt to repair and replace the concrete swales and asphalt throughout the community. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

J. Wrought Iron Fence Replacement Proposals

The Board of Directors reviewed proposals submitted by Carasso Construction, MMC Construction and Fence Menders to replace the remaining wrought fencing to a metalized fence. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

K. Siding, Trim, Fascia, and Beam Replacement Proposals

The Board of Directors reviewed proposals submitted by Carasso Construction and MCC Construction to replace siding, trim, fascia and beam replacement throughout the community. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

L. Community Wide Re-Pipe Proposals

The Board of Directors reviewed proposals submitted by AMA Repiping, Ameri-Cal Repipe and Severson Plumbing to re-pipe the entire community with PEX piping. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

M. Re-Pipe Project Management Proposal

The Board of Directors reviewed proposals submitted by Ross Construction Management to be the project / construction manager to oversee and manage the re-pipe the entire community. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

N. Architectural Application Appeal Review/Correspondence

The Board of Directors reviewed architectural appeals and correspondence as follows:

1. Architectural Committee correspondence. Following review and discussion, it was the general consent of the Board of Directors that no further action was required.
2. Architectural Committee removal/appointment. Following review and discussion, it was the general consent of the Board of Directors that no further action was required.
3. 313 San Nicholas correspondence and appeal for the approval of the screen door. Following review and discussion, it was the general consent of the Board of Directors to approve the screen door as presented.

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4. 101 Santa Rosa appeal for approval of the patio extension. Following review and discussion, it was the general consent of the Board of Directors to table a decision.

O. Homeowner Correspondence/Discussion

The Board of Directors held discussion on the following topics:

1. Keep the Mailbox Agenda on Boxes. Following review and discussion, it was the general consent of the Board of Directors to keep the agendas posted by the mailboxes.
2. Keep the Irrigation on at the Fire Lane Grass Area. Following review and discussion, it was the general consent of the Board of Directors to turn off the irrigation.
3. Relocation of the Doggie Station by the Fire Lane area. Following review and discussion, it was the general consent of the Board of Directors to leave the Doggie Station where it is for now.
4. Changing the July 25th Board Meeting Date. Following review and discussion, it was the general consent of the Board of Directors to leave the July 25th date as is.
5. Changing the Board Meetings to the Pool Area for the Summer. Following review and discussion, it was the general consent of the Board of Directors to have the board meetings at the lower pool for the summer.
6. Security Camera in the Guest Parking Area. Following review and discussion, it was the general consent of the Board of Directors to table purchasing a camera for the area.
7. Mold Remediation, Unit Restoration and Drywall Repairs for unit 104. Following review and discussion, it was the general consent of the Board of Directors to repair the ceiling drywall cracks caused by the roof maintenance.
8. After Hours Pool Monitoring/Enforcement. Following review and discussion, it was the general consent of the Board of Directors to have Management provide a proposal to have the patrol company close the pool on Thursday, Friday and Saturday nights.
9. Loan/Special Assessment. Following review and discussion, it was the general consent of the Board of Directors to promote the August 3rd townhall board meeting at 10:00am at the lower pool.

ADJOURN

There being no further business, the meeting was adjourned at 11:30 P.M.

THE BOARD OF DIRECTORS APPROVED THESE MEETING MINUTES AT THE JULY 31, 2019 BOARD MEETING.