

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 17, 2022
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 17, 2022, via Zoom virtual meeting or in person at the PMG's office, 65 Enterprise, Aliso Viejo, CA 92694.
- PRESENT** Sheila Deakin, President
Marcia Hollander, Vice President
Frank Aronoff, Treasurer
Marlene Eckstein, Secretary
Wiam Elbettar, Member at Large
- Eric Fordyce, Platinum Management Group
- ABSENT** None
- CALL TO ORDER** The meeting was called to order by Sheila Deakin, President, at 6:45 P.M. with quorum of the Directors present.
- OPEN FORUM** There were twelve (12) homeowners present. The topics discussed were upper pool drainage, water meter, assessment income, rocks / pots in common area, water intrusion, zoom information on the agenda, waste management compost containers, landscaping, and irrigation.
- 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 17, 2022, and the following topics were reviewed:
- A. Construction Update – 213 Santa Rosa Court
 - B. EV Update
 - C. Statement to Ownership
 - D. Homeowner Meeting Parameters
- CONSENT CALENDAR** The Board of Directors reviewed the consent calendar below:
- A. Acceptance of the November 30, 2021 & December 31, 2021, Financials. Following review and discussion, a motion was made by was made by Frank Aronoff and seconded by Sheila Deakin to accept the financials as presented. The motion passed 3-2 with Marcia Hollander and Wiam Elbettar opposed.
- NEW BUSINESS** A. Landscape Improvement Proposals
The Board of Directors reviewed three proposals submitted by Quezada Landscape as follows:
- 1. Community Wide Rock Removal - \$2,068.00. Following review and discussion, a motion was made by Sheila Deakin and seconded by Marcia Hollander to table the proposal. The motion passed unanimously.

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2. Above 600 Circle Slope – Erosion Control - \$7,692.50. Following review and discussion, a motion was made by Marcia Hollander and seconded by Sheila Deakin to table the proposal. The motion passed 4-1 with Marlene Eckstein opposed.
3. Above 600 Circle Slope – Irrigation Repairs - \$15,006.36. Following review and discussion, a motion was made by Marcia Hollander and seconded by Sheila Deakin to table the proposal. The motion passed 4-1 with Marlene Eckstein opposed.

B. Common Area Improvement Proposals

The Board of Directors reviewed proposals submitted by Carasso Construction for various repairs throughout the community as follows:

1. 411 San Nicholas Fence Replacement - \$2,105.00. Following review and discussion, a motion was made by Sheila Deakin and seconded by Marcia Hollander to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
2. 607 San Nicholas Water Intrusion - \$3,410.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam Elbettar to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
3. 606 San Nicholas Water Intrusion - \$6,209.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam Elbettar to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
4. 106 Santa Rosa Dry Rot - \$97.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Sheila Deakin to table the proposal presented. The motion passed 4-1 with Marlene Eckstein opposed.
5. 303 San Nicholas Water Intrusion – option 1: \$1,088.00 or option 2: \$8,126.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
6. 613 San Nicholas Water Intrusion - \$3,410.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam Elbettar to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
7. 206 Santa Rosa Dry Rot \$386.00 & Concrete Repair - \$3,905.00. Following review and discussion, a motion was made by Sheila and seconded by Frank Aronoff to table the proposal presented. The motion passed unanimously.
8. 413 San Nicholas Dry Rot \$1,403.00 Option Z Bar Flashing \$1,259.00. Following review and discussion, a motion was made by Sheila Deakin and seconded by Marcia Hollander to table the proposal presented. The motion passed unanimously.

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9. 521 San Nicholas Water Intrusion - \$3,905.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam Elbettar to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
10. 225 Santa Rosa Termite Damage - \$197.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam Elbettar to table the proposal presented. The motion passed 4-1 with Marlene Eckstein opposed.
11. 108 Santa Rosa Water Intrusion - \$3,905.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam Elbettar to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
12. 101 Santa Rosa Termite / Dry Rot - \$1,900.00. Following review and discussion, a motion was made by Marcia Hollander and seconded by Wiam Elbettar to table the proposal presented. The motion passed 4-1 with Marlene Eckstein opposed.
13. 203/204 Santa Rosa Rain Gutter - \$953.00. Following review and discussion, a motion was made by Wiam Elbettar and seconded by Marcia Hollander to table the proposal presented and have Protec Building Service provide a proposal. The motion passed unanimously.
14. 500 Circle Mailbox Painting - \$521.00. Following review and discussion, a motion was made by Sheila Deakin and seconded by Marcia Hollander to table the proposal presented. The motion passed unanimously.
15. 209 Santa Rosa Remove Paint / Stucco Repairs - \$273.00. Following review and discussion, a motion was made by Sheila Deakin and seconded by Marcia Hollander to table the proposal presented. The motion passed unanimously.

C. Pressure Regulator, Plumbing and Sewer Drain Update Proposals

The Board of Directors reviewed three proposals submitted Severson Plumbing for pressure regulator replacement, plumbing repairs and sewer drain update / repairs as well as the upper pool sink replacement. Following review and discussion, a motion was made by Sheila Deakin and seconded by Marcia Hollander to table all the Severson Plumbing proposals and request proposals from James Le Court Plumbing. The motion passed unanimously.

D. Upper Pool & Spa Replastering Proposal

The Board of Directors reviewed the 3 replastering proposals submitted by Alan Smith Pools, Aquapure Poll and Aqua Creations to replaster the upper pool & spa. Following review and discussion, a motion was made by Frank Aronoff and seconded by Wiam Elbettar to approve Alan Smith Pools to replaster the pool and spa in the amount of \$19,608.00 for the first week in October 2022. The motion passed unanimously.

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E. Association Insurance Renewal

The Board of Directors reviewed correspondence submitted by Labarre / Oksnee regarding the renewal policy for February 26, 2022. Following review and discussion, it was the general consent of the Board of Directors to table the renewal to the February 24, 2022 board meeting.

F. Board Members Request / Discussion

Sheila Deakin requested the following topic be put on the Directors Report for review as follows:

1. Update on Rain Related Expenses
2. Tree Report
3. Unfunded Reserve Transfers
4. Out of Office Calendar

Following review and discussion, it was the general consent of the Board of Directors to table all discussions to the February 24, 2022 board meeting.

G. Management / Homeowner Requests

1. 106 Santa Rosa – Architectural Application Denial Appeal. Following review and discussion, a motion was made by Marcia Hollander and seconded by Frank Aronoff to approve the appeal to allow the homeowner to place a pot in common area. The motion passed 3-2 with Marlene Eckstein and Sheila Deakin opposed.
2. 200 Santa Rosa. New compost state requirement request and an open discussion board meeting twice a year. Following review and discussion, it was the general consent of the Board of Directors to take no further action at this time.
3. 514 San Nicholas, Pex piping comments, board member email request / conflict of interest, upper 600 slope mud slide / sandbags, detach roof flat roofs / drain cleaning / possible leak, mold air testing from cracked skylight request. Following review and discussion, it was the general consent of the Board of Directors to table the review.

NEXT MEETING The next board meeting is scheduled for February 24, 2022.

ADJOURN There being no further business, the meeting was adjourned at 10:39 P.M.

THE BOARD OF DIRECTORS APPROVED THESE MINUTES AT THE MARCH 24, 2022 MEETING