

**THE TERRACE AT CANYON HILLS
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
October 24, 2022**

- NOTICE** The Regular Session meeting of the Terrace and Canyon Hills Homeowners Association Board of Directors was held on Monday October 24, 2022 at 6:00pm at Powerstone Property Management or via Microsoft Teams teleconference. The Agenda was posted with the number and access code for residents to call into at the bulletin board at both pools (4) four days prior to the meeting date.
- PRESENT** **Directors Present:** Ann Marie McKay, President
Caitlin Reyna, Treasurer
Frank Aronoff, Secretary
Wiam Elbettar, Vice President
- Directors Absent:**
- Powerstone:** Paige Fields, CCAM, Community Manager
- CALL TO ORDER** Meeting was called to order at 6:47pm by President
- ANNOUNCEMENTS** Management advised that Executive Session Meeting was held after the General Session Meeting on Monday October 24, 2022.
- ORGANIZATIONAL MEETING** Upon motion duly made and seconded and passed unanimously, the Board appointed the following members to the following positions:
Ann Marie McKay, President
Wiam Elbettar, Vice President
Caitlin Reyna, Treasurer
Frank Aronoff, Secretary
Vacant, Member at Large
- INSURANCE UPDATE** The Board discussed converting the HO6 policy for the association, to each homeowner obtaining an HO3 policy. Many homeowners obtained information from their personal insurance to see if their carrier would offer a HO3 policy. So far, many homeowners were able to obtain a quote. The Board request Management send this to the Association legal counsel to review and put together an action plan on how to go about this process of converting the Association Insurance to a Personal Line.
- HOMEOWNER FORUM** There was 11 homeowners present to discuss green sticks, landscaping, flooding, and edits to the previous months minutes.
- COMMITTEE REPORTS**
- Landscape and Maintenance- Chair: Paige Strayer*
- Communication- Co Chair: Sheila Deakin and Ann Marie McKay*
A motion was made by Ann Marie Mckay and seconded by Caitlin Reyna, and passed unanimously, to remove the communication committee.
- Architectural- Chair: Evelyn Saunders*
- Parking- Chair: Steve Telish*
- Finance- Chair: Caitlin Reyna*

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MINUTES

The Board reviewed the minutes dated 9.26.22.

Upon motion duly made, seconded, the Board approved the minutes dated September 26, 2022. The motion passed 3:1 with Director McKay Abstained.

FINANCIALS

The Board reviewed the financials dated September 2022.

Upon motion duly made, seconded, the Board approved the September 2022 financial statement and ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement.

The motion passed 3:1 with Director McKay Abstained.

INVOICE RATIFICATION

The Board reviewed the following invoices for ratification:

- 1) Clear Expectations- Grids for Filters \$647.82
- 2) Erosion Control Upper Slope \$5,705.60
- 3) Upper Slope Plantings \$3,500.85 – paid for by landscape \$5000 credit-
- 4) Upper Slope Irrigation Repairs \$2,819.85
- 5) DeNichlio Legal Invoice \$4,384

Upon motion duly made, seconded, the Board approved the above invoices to be paid as submitted. The motion passed 3:1 with Director McKay Abstained.

NEW BUSINESS

Board Member Appointment The Board reviewed the request from the homeowner at 627 SN to join the Board and fill the vacant position.

Upon motion duly made, seconded, and passed unanimously, the Board approved to appoint Brian Greenwalt of 627 SN to join the Board and fill the vacant spot of Member at Large.

Replastering Upper Pool

Management obtained confirmation from Alan Smith Pools that the replastering will begin in December. Management has since sent the approvals for the upper slope erosion control, irrigation repairs, and planting to be completed prior to the replastering. The Board request Management obtain info on when the permits expire.

Community Hydrojetting

The Board reviewed the bid from Four Star Plumbing for hydrojetting. Each circle can exceed 6 hours, but the cost for 6 hours minimum is \$2475. The current circles that are left are 100, 200, 400, 600, and lower pool. It is Management recommendation to proceed with the rest of the circles, as the rainy season is coming up and we want to make sure the drainage in the community is clear and prepared.

Upon motion duly made, seconded, and passed unanimously, the Board approved the bid from Four Star Plumbing to hydro jet the rest of the circles at a cost of \$2475 for 6 hours.