

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MEETING NOTICE / AGENDA**  
**FEBRUARY 24, 2022**  
**6:30 PM Regular Session**  
**IN PERSON – PMG Office 3<sup>rd</sup> Floor, 65 Enterprise, Aliso Viejo CA 92656**  
**MEETING ID – 876 8942 3365 and PASSWORD – 214309**

**I. CALL TO ORDER**

**II. HOMEOWNER OPEN FORUM**

**III. CONSENT CALENDAR**

- A. Approval of the November 18, 2021 Board Meeting Minutes;
- B. Approval of the January 27, 2022 Board Meeting Minutes;
- C. Acceptance of the January 31, 2022 Financials

**IV. NEW BUSINESS**

- A. Landscape Improvement Proposals
  - 1. 415 San Nicholas – Trim Pine Tree
  - 2. Prune Plants, remove weeds and kill stumps to avoid future damage to the retaining wall
  - 3. City of Laguna Beach Plant / Trees Installation Recommendations
- B. Common Area Improvement Contractor Proposal – ProTec Building Services
- C. Draft Proposed 2022/2023 Budget
- D. Association Insurance Renewal
- E. Gutter Repair – 608 San Nicholas
- F. Board Members Requests / Discussions
  - 1. Update on Rain Replated Expenses
  - 2. Tree Report
  - 3. Out of Office Calendar
  - 4. Civil Engineer Suggestions
- G. Homeowner Requests
  - 1. 422 San Nicholas – Extra Safe List Days
  - 2. 310 San Nicholas – New Green Waste Trash Bin
  - 3. 315 San Nicholas – Architectural Appeal for Pots in Common Area

**V. NEXT BOARD MEETING – MARCH 24, 2022**

**VI. ADJOURN**

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION  
EXECUTIVE BOARD OF DIRECTORS MEETING  
MEETING NOTICE / AGENDA  
FEBRUARY 24, 2022  
6:00 PM Executive Session  
(CLOSED TO OWNERSHIP)**

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- **Litigation**
- **Matters relating to formation of contract with third parties**
- **Member Discipline**
- **Personnel Matters**

**I. CALL TO ORDER**

**II. SECRETARY'S REPORT**

- A. Approval of the November 18, 2021 Executive Board Meeting Minutes
- B. Approval of the January 12, 2022 Executive Board Meeting Minutes
- C. Approval of the January 27, 2022 Executive Board Meeting Minutes

**III. NEW BUSINESS**

- A. Late Fee Waiver Request
- B. Violation Notice Rebuttal
- C. Decision Regarding Late Fee
- D. Request for a Violation

**IV. DELINQUENCY**

- A. Delinquency Report Review – February 18, 2022

**V. REVIEW ONLY**

- A. Violation Notice Report – January 2022

**VI. ADJOURN**