

**The Terrace at Canyon Hills Homeowners Associations
Board of Directors Meeting Minutes
November 17, 2016**

1 Upon due notice, given and received, the Board of Directors of The Terrace at
2 Canyon Hills Homeowners Association held their regularly scheduled Board of
3 Directors Meeting on Thursday, November 17, 2016 at the Accell Property
4 Management office located at 23046 Avenida De La Carlota, Suite 700, Laguna Hills,
5 CA, 92653. The meeting was called to order at 6:30 p.m., with a quorum of Directors
6 present.

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8 **Directors Present**

9 Marlene Eckstein, President

10 Susie Cox, Vice President

11 David Golbahar, Treasurer

12 Pamela Knudsen , Secretary

13 David Roberts, Member at Large

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15 **Also Attending**

16 Eric Fordyce, Accell Property Management, Inc.

17 One (1) Homeowner

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19 **Executive Session Meeting Topic**

20 In accordance with California Civil Code Section 4935(e), the Board of Directors notes
21 that the following topics were discussed during the Executive Session Meeting held
22 on November 17, 2016:

Executive Session
Meeting Topics

- 23 1. Approval of the October 27, 2016 Executive Session Meeting Minutes.
24 2. Member Discipline Correspondence
25 3. Collection Matters - Case History Summary Report submitted by The Judge
26 Law Firm.
27

28 The foregoing resolution is executed pursuant to the general consent of the Board of
29 Directors.

30

31 **Open Forum**

32 There was one (1) homeowner present during Open Forum to discussed the exterior
33 vents painted shut and not allowing the exhaust fan to vent.

Open Forum

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35 **Landscape Committee Report**

36 Marlene Eckstein, Landscape Chairperson, provided the Board of Directors an update
37 of the landscape improvements throughout the community.

Landscape
Committee Report

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39 **Minutes**

40 The Board of Directors reviewed Minutes from the October 27, 2016 Board of
41 Directors Meeting. Following review and discussion, a motion was made by Susie
42 Cox and seconded by Marlene Eckstein to approve the Minutes as presented. The
43 motion passed unanimously.

Minutes

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45 **Maintenance & Service Proposals**

46 The Board of Directors reviewed a proposal submitted by Carasso Construction
47 Services regarding various items from the November Landscape walk. Following
48 review and discussion, a motion was made by David Roberts and seconded by
49 Marlene Eckstein to approve the proposal as presented. The motion passed
50 unanimously.

Carasso
Construction

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52 The Board of Directors reviewed a proposal submitted by Elite Enforcement regarding
53 patrol services. Following review and discussion, it was the general consent of the
54 Board of Directors to postpone this topic to the December Board Meeting.

Elite
Enforcement

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56 The Board of Directors reviewed a proposal submitted by JB Bostick regarding the
57 the asphalt removal/replacement at 620 San Nicholas Court at a cost of two thousand
58 two hundred seventy-five (\$2,275.00) dollars. Following review and discussion, it was
59 the general consent of the Board of Directors to postpone this topic to the December
60 Board Meeting.

JB Bostick

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62 **Administrative & Operating Requests and Actions**


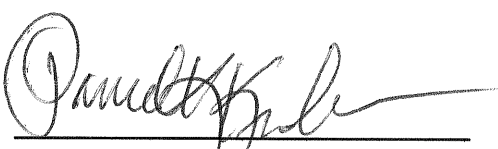
63 The Board of Directors reviewed the correspondence submitted by Cox, 406 San
64 Nicholas Court regarding the termite repair. Following review and discussion, a
65 motion was made by Marlene Eckstein and seconded by David Golbahar to approved
66 the request as presented. The motion passed unanimously.

406 San Nicholas
Court

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68 The Board of Directors reviewed the proposed Rules and Regulations. Following
69 review and discussion, it was the general consent of the Board of Directors to
70 postpone this topic until the Board Meeting in December.

Proposed Rules
and Regulations

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<p>72 The Board of Directors held a discussion on umbrellas in the community. Following 73 review and discussion, <u>it was the general consent of the Board of Directors to</u> 74 <u>postpone this topic until the Board Meeting in December.</u> 75</p> <p>76 The Board of Directors held a discussion on the re-plastering of the pool and spa 77 located on Santa Rosa Court. Following review and discussion, <u>it was the general</u> 78 <u>consent of the Board of Directors to postpone this topic until the Board Meeting in</u> 79 <u>December.</u> 80</p> <p>81 The Board of Directors held a discussion regarding the installation of the v-ditch 82 behind the 500 units. Following review and discussion, <u>it was the general consent of</u> 83 <u>the Board of Directors in instruct Management to obtain a proposal from Avram Ninyo</u> 84 <u>recommended by David Roberts.</u> 85</p> <p>86 <u>Architectural Matters</u></p> <p>87 The Board of Directors reviewed an Architectural Application submitted by 88 Lineberry, 228 Santa Rosa Court, for the installation of new sod. <u>Following review and</u> 89 <u>discussion, it was the general consent of the Board of Directors to approve the owner</u> 90 <u>paying for the upgrade cost to install saint augustine turf in the common area.</u> 91</p> <p>92 <u>Financials</u></p> <p>93 The Board of Directors reviewed the financial statements for the period ending 94 October 31, 2016. Following review and discussion, <u>it was the general consent of the</u> 95 <u>Board of Directors to approve the financial statements subject to a year end audit.</u> 96</p> <p>97 <u>Adjournment</u></p> <p>98 There being no further business to come before the Board, <u>it was the general consent</u> 99 <u>of the Board of Directors to adjourn the Meeting at 9:00 p.m.</u> 100</p> <p>101 <u>Attest</u> 102 103 104 105</p>	<p>Umbrella Discussion</p> <p>Re-plaster Pool/Spa Discussion</p> <p>V-Ditch Discussion</p> <p>228 Santa Rosa Court</p> <p>Financial Statements</p> <p>Adjournment</p> <p>Attest</p>
 <hr style="width: 100%; border: 0.5px solid black;"/> <p>President</p>	 <hr style="width: 100%; border: 0.5px solid black;"/> <p>Secretary</p>