

**The Terrace at Canyon Hills Homeowners Associations
Special Board of Directors Meeting Minutes
March 16, 2017**

1 Upon due notice, given and received, the Board of Directors of The Terrace at
2 Canyon Hills Homeowners Association held a Special Board of Directors Meeting on
3 Thursday, March 16, 2017 at the Accell Property Management office, located at
4 23046 Avenida De La Carlota, Suite 700, Laguna Hills, California, 92653. President,
5 Gene Levy, called the Meeting to order at 4:04 p.m. with a quorum of Directors
6 present.

7

8 **Directors Present**

9 Gene Levy, President

10 Susie Cox, Vice President

11 Pamela Knudsen, Secretary (Left at 6:50 p.m.)

12 David Golbahar, Treasurer

13 David Roberts, Member at Large (Left at 6:00 p.m.)

14

15 **Directors Absent**

16 No Board Members were absent.

17

18 **Also Attending**

19 Eric Fordyce, Accell Property Management, Inc.

20 Kathleen Maltby, Accell Property Management, Inc.

21 Marlene Eckstein, Landscape Chairperson

22 Twelve (12) Homeowners

23

24 **Executive Session Meeting Topic**

25 There was no Executive Session Meeting held.

26

27 **Open Forum**

28 There were twelve (12) homeowners present during Open Forum to discuss parking,
29 the Proposed Rules and Regulations, and the Common Area Clean Up Project
30 Notice, which was recently sent to the Membership.

31

32 David Roberts left the Meeting at 6:00 p.m., and Pamela Knudsen left the Meeting at
33 6:50 p.m.

Executive Session

Meeting Topics

Open Forum

34 **Administrative & Operating Actions**

35 The Board of Directors reviewed the proposed new Rules and Regulations. Following
36 review and discussion, a motion was made by Gene Levy and seconded by David
37 Golbahar to approve the Proposed Rules and Regulations, as amended. Susie Cox
38 voted in favor. The motion carried unanimously. David Roberts and Pamela Knudsen
39 were absent for the vote.

Proposed
Rules and
Regulations

40

41 The Board of Directors discussed the new Parking Permit Policy. Following review
42 and discussion, it was the general consent of the Board of Directors to table this
43 discussion until the March 30, 2017 Board of Directors Meeting. David Roberts and
44 Pamela Knudsen were absent for the vote.

Parking Permit
Policy

45

46 The Board of Directors discussed restating the CC&Rs. Following review and
47 discussion, it was the general consent of the Board of Directors to table this
48 discussion until the March 30, 2017 Board of Directors Meeting. David Roberts and
49 Pamela Knudsen were absent for the vote.

Restate CC&Rs

50

51 The Board of Directors discussed the Association's "No Skateboards" signs, which
52 are posted in the community. Following review and discussion, a motion was made by
53 Gene Levy and seconded by David Golbahar to direct Management to obtain a legal
54 opinion regarding the liability of having "No Skateboards" signs posted in the
55 Association common areas without a Rule to enforce the verbiage in the sign. The
56 motion carried unanimously. David Roberts and Pamela Knudsen were absent for
57 the vote.

Skateboard Signs

58

59 The Board of Directors discussed painting the Association's downspouts and garages
60 where paint/repair is deemed necessary. Following review and discussion, it was the
61 general consent of the Board of Directors to approve Carasso Construction to replace
62 the downspouts and garages in the areas where paint/repair is deemed necessary, in
63 an amount between seventy-five dollars (\$75.00) each and fifty-five dollars (\$55.00)
64 each, depending on the number of locations. Management will identify the locations to
65 be painted/repared and then forward that information to Carasso Construction. David
66 Roberts and Pamela Knudsen were absent for the vote.

Downspouts and
Garages

67

68

69

70 **Next Meeting**

71 The next Board of Directors Meeting is scheduled for Thursday, March 30, 2017,
72 at 6:00 p.m., to be held at Accell Property Management, Inc.

Next Meeting

74 **Adjournment**

75 There being no further business to come before the Board, it was the general consent
76 of the Board of Directors to adjourn the Meeting at 7:28 p.m.

Adjournment

78 **Attest**

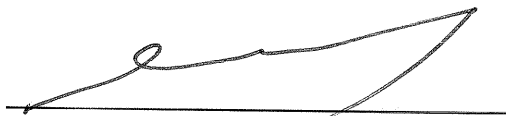
Attest

79

80

81

82



President



Secretary

The Terrace at Canyon Hills Homeowners Association
Board of Directors Meeting
 March 16, 2017

SIGN IN SHEET

Homeowner Open Forum begins directly following the Executive Session Meeting. Each homeowner is allotted three (3) minutes to address the Board of Directors. If you feel that you cannot address the Board within this time, please submit your concerns in writing, addressed to The Terrace at Canyon Hills Homeowners Association, in care of Accell Property Management, Inc., 23046 Avenida de la Carlota, Suite 700, Laguna Hills, CA 92653. Your correspondence will be added to the Agenda for the next meeting.

Name	Address	Issue to be Reviewed
1. <u>Jessie Natale</u>	<u>103 Santa Rosa Ct</u>	<u>landscaping Rules + regs, parking + umbrellas</u>
2. <u>Larry Djerf</u>	<u>621 San Nicholas</u>	<u>Parking, common area patios</u>
3. _____	_____	_____
4. <u>Rob Aley</u>	<u>602 San Nicholas</u>	<u>Landscaping/Issues</u>
5. <u>Darius Gleason</u>	<u>401 San Nicholas</u>	<u>Board, Mgmt Co.</u>
6. <u>Renee Chenette</u>	<u>615 San Nicholas</u>	<u>PARKING + landscaping</u>
7. <u>Frank Aronoff</u>	<u>608 SAN Nicholas</u>	<u>" "</u>
8. <u>Dimitri</u>	_____	_____
9. <u>IS BARBARA</u>	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
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17. _____	_____	_____
18. _____	_____	_____
19. _____	_____	_____
20. _____	_____	_____