

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
APRIL 26, 2018
6:00 PM Regular Session
PMG Office, 65 Enterprise, 3rd Floor – Conference Room – Huntington I
Aliso Viejo, CA 92656**

I. CALL TO ORDER

II. HOMEOWNER OPEN FORUM

III. COMMITTEE REPORT

IV. EXECUTIVE SESSION DISCLOSURE

V. TREASURER'S REPORT

VI. CONSENT CALENDAR

- A. Approval of the March 29, 2018 Board Meeting Minutes
- B. Acceptance of the March 31, 2018 Financials

VII. NEW BUSINESS

- A. Earthquake Insurance Proposal
- B. Pool / Spa Chemical Controller Proposal
- C. Common Area Improvement Proposals – Carasso Construction
 - 1. 222 Santa Rosa Court – wood trim and weep screed replacement, siding repairs
 - 2. 514 San Nicholas court – termite repairs
 - 3. March Maintenance Punchlist
 - 4. San Nicholas Pool – Fence replacement
 - 5. Canyon Hills Road - Fence Extension & Gate Lock Modification
 - 6. Behind 500 Circle / Artisan Apartments – Additional Wrought Iron Fence
 - 7. Siding Replacement – Priority B & Priority C
 - 8. Address Number Replacement
- D. Fire Lane Access Report Review
- E. Reserve Study Draft Approval
- F. 2018/2019 Budget Proposed Budget Approval
- G. Annual Policy Statements and Annual Budget Report Approval
- H. Architectural Application Review – 211 Santa Rosa Court
- I. Board of Director Discussion Topics
 - 1. Enforcement of the Governing Documents
 - 2. 2018/2019 Tentative Goals and Achievements
 - 3. FHA/VA Requirement Approval
 - 4. Post Landscape / Maintenance Inspection Agendas
 - 5. Non-Compliance Procedures
 - 6. Violation Process
 - 7. Water Shut Off Valve and Pressure Regulator
 - 8. Annual Water Pressure Regular
 - 9. Landscape Service Holiday Credit

VIII. NEXT BOARD MEETING – MAY 24, 2018

IX. ADJOURN

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
APRIL 26, 2018
FOLLOWING THE GENERAL MEETING
(CLOSED TO OWNERSHIP)
PMG Office, 65 Enterprise, 3rd Floor – Conference Room – Huntington I
Aliso Viejo, CA 92656**

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 March 29, 2018 Executive Board Meeting Minutes

III. NEW BUSINESS

- A. Late Fee Waiver Request

IV. LEGAL MATTERS

- A. Enforcing the Governing Documents – Legal Opinion Review

V. DELINQUENCY

- A. Delinquency Report Review - The Judge Law Firm – Case History Summary Report – April 10, 2018

VI. ADJOURN