

**The Terrace at Canyon Hills Homeowners Associations
Board of Directors Meeting Minutes
July 23, 2015**

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, July 23, 2015 at the Santa Rosa Community Pool.
4 Rob Alen called the Meeting to order at 7:00 p.m., with a quorum of Directors
5 present.

6

7 **Directors Present**

8 Robert Alen, President

9 Susie Cox, Vice President

10 David Roberts, Secretary

11 David Golbahar, Treasurer

12 Doug Reilly, Member at Large

13

14 **Directors Absent**

15 None

16

17 **Also Attending**

18 Eric Fordyce, Accell Property Management, Inc.

19 Marlene Eckstein , Landscape Committee

20 One (1) Homeowner

21

22 **Homeowner Open Forum**

23

24 One homeowner showed up to discuss landscaping.

25

26 **Executive Session Meeting Topic**

27 In accordance with California Civil Code Section 4935(e), the Board notes that the
28 following topics were discussed during the Executive Session Meeting held on July
29 23, 2015:

30

31 1. Approval of Executive Session Meeting Minutes

32 2. Member Discipline

33 3. Payment of Assessments & Delinquent Accounts

34

Executive Session
Meeting Topics

34 The foregoing resolution is executed pursuant to the general consent of the Board
35 of Directors.

36

37 **Landscape Committee**

38 The Landscape Committee Chairperson, Marlene Eckstein, explained a proposal to
39 install plantings by units 202, 212 and 213 Santa Rosa and upper pool in the
40 amount of one hundred thirty dollars and fifty cents (\$130.50). Also, install planting
41 by unit 423 San Nicholas in the amount three hundred forty dollars (\$340.00).
42 Following review and discussion, a motion was made by David Golbahar and
43 seconded by Rob Alen to approve the proposals as presented. The motion passed
44 5-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and Rob Alen
45 voting in favor.

Landscape
Committee

46

47 **Minutes**

48 The Board of Directors reviewed the Minutes from the May 28, 2015 Board of
49 Directors Meeting. Following review and discussion, a motion was made by Doug
50 Reilly and seconded by David Golbahar to approve the Minutes as presented. The
51 motion passed 4-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and
52 voting in favor. Rob Alen abstained.

Minutes

53

54 The Board of Directors reviewed the Minutes from the June 25, 2015 Board of
55 Directors Meeting. Following review and discussion, a motion was made by David
56 Golbahar and seconded by Rob Alen to approve the Minutes as presented. The motion
57 passed 3-0 with David Roberts, Rob Alen and David Golbahar, voting in favor. Susie
58 Cox and Doug Reilly abstained.

59

60 **Consent Calendars & Resolutions**

61 The Board of Directors reviewed the Lien Resolution from the Delinquency Report.
62 Following review and discussion, a motion was made by Rob Alen and seconded by
63 Doug Reilly to approve levying a lien against account #24698-01. The motion
64 passed 5-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and Rob
65 Alen voting in favor.

Lien Resolution

66

67 **Maintenance & Service Proposals**

68 The Board of Directors reviewed proposals submitted by Carasso Construction to
69 install stainless steel kickplates for all restroom doors at both pool locations in the
70 amount of three hundred dollars (\$300.00). Following review and discussion, a
71 motion was made by Doug Reilly and seconded by Rob Alen to approve the

Pool Area

72 proposal as presented. The motion passed 4-1 with David Roberts, Doug Reilly,
73 Susie Cox and Rob Alen voting in favor, David Golbahar voted not in favor.

74

75 The Board of Directors reviewed a proposal submitted by Decksider Pools to replace
76 the spa filter backwash valve in the amount of one thousand eight hundred thirty
77 seven dollars and eighty-seven cents (\$1,837.87). Following review and
78 discussion, a motion was made by David Roberts and seconded by Rob Alen to
79 approve the proposal as presented. The motion passed 5-0 with David Roberts,
80 David Golbahar, Doug Reilly, Susie Cox and Rob Alen voting in favor.

81

82 The Board of Directors reviewed a proposal submitted by Decksider Pools to replace
83 the pool light fixture in the amount of two hundred sixty seven dollars and sixty-one
84 cents (\$267.61). Following review and discussion, a motion was made by Rob Alen
85 and seconded by Doug Reilly to approve the proposal as presented. The motion
86 passed 5-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and Rob
87 Alen voting in favor.

88

89

90 The Board of Directors reviewed a proposal submitted by Decksider Pools to replace
91 the mastic in both pool areas in the amount of six thousand seven hundred seventy-
92 one dollars and forty cents (\$6,771.40). Following review and discussion, a motion
93 was made by Susie Cox and seconded by Rob Alen to approve the proposal as
94 presented. The motion passed 5-0 with David Roberts, David Golbahar, Doug
95 Reilly, Susie Cox and Rob Alen voting in favor.

96

97 The Board of Directors reviewed proposals submitted by Dry Masters and 24 Hour
98 Restoration to perform the remediation for 625 San Nicholas Court. Following
99 review and discussion, a motion was made by Rob Alen and seconded by Doug
100 Reilly to approve Dry Master in the amount of two thousand four hundred seventy-
101 six dollars and two cents (\$2,476.02) the proposal as presented. The motion
102 passed 5-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and Rob
103 Alen voting in favor.

104

105 The Board of Directors reviewed a proposal submitted by Quickel Paving in the
106 amount of seventy-seven thousand four hundred eighty-five dollars (\$77,485.00).
107 Following review and discussion, the Board requested to postpone this item to the

Spa Filter

Pool Light Fixture

Pool Mastic

625 San Nicholas
Court

Asphalt

108 August Meeting. Board instructed Management to provide another proposal for the
109 August Meeting.

110
111 **Administrative & Operating Requests and Actions**

112 The Board of Directors reviewed correspondence for Mr. Golhabar regarding
113 reserve investments. Following review and discussion, a motion was made by
114 Doug Reilly and seconded by David Golhabar to approve to transfer two hundred
115 forty thousand dollars (\$240,000.00) from City National MMA to One West Bank
116 MMA at .49 percent. The motion passed 5-0 with David Roberts, David Golbahar,
117 Doug Reilly, Susie Cox and Rob Alen voting in favor.

Reserve
Investments

118 The Board of Directors instructed Management to contact Merrill Lynch, Pacific
119 Premier Bank and Golden State Bank for rates and restrictions to invest one
120 hundred thousand dollars (\$100,000.00) in a CD for 18 months.
121

122 **Financials**

123 The Board of Directors reviewed the financial statements for periods ending May
124 31, 2015 and June 30, 2015. Following review and discussion, a motion was made
125 by Doug Reilly and seconded by Susie Cox to approve the financials as presented.
126 The motion passed 4-1 with David Golbahar, Doug Reilly, Susie Cox and Rob Alen
127 voting in favor and David Roberts voted not in favor.
128

Financial

129 **Adjournment**

130 There being no further business to come before the Board, it was the general consent
131 of the Board of Directors to adjourn the Meeting at 8:20 p.m.
132

Adjournment

133 **Attest**

Attest

134

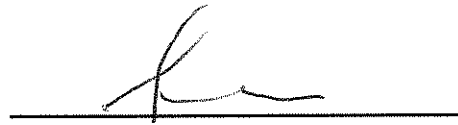
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President



Secretary