

**The Terrace at Canyon Hills Homeowners Associations
Board of Directors Meeting Minutes
August 27, 2015**

1 Upon due notice, given and received, the Board of Directors of The Terrace at Canyon
2 Hills Homeowners Association held their regularly scheduled Board of Directors
3 Meeting on Thursday, August 27, 2015 at the Santa Rosa Community Pool. Rob Alen
4 called the Meeting to order at 6:30 p.m., with a quorum of Directors present.

5
6 **Directors Present**

7 Robert Alen, President
8 Susie Cox, Vice President
9 David Roberts, Secretary
10 David Golbahar, Treasurer
11 Doug Reilly, Member at Large

12
13 **Directors Absent**

14 None

15
16 **Also Attending**

17 Eric Fordyce, Accell Property Management, Inc.
18 Steve Cashdollar, JB Bostick
19 John McCarthy, McCarthy Roofing
20 Four (4) Homeowners

21
22 **Homeowner Open Forum**

23 Four (4) homeowners showed up to discuss landscaping and plumbing leak.

24
25 **Executive Session Meeting Topic**

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

- 29
30 1. Approval of Executive Session Meeting Minutes
31 2. Payment of Assessments & Delinquent Accounts
32

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

35 **Landscape Committee**

36 The Landscape Committee Chairperson, Marlene Eckstein, explained a proposal to
37 install plantings by unit 111 Santa Rosa in the amount of two hundred forty dollars
38 (\$240.00). Following review and discussion, a motion was made by David Golbahar
39 and seconded by Rob Alen to approve the proposals as presented. The motion
40 passed 5-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and Rob Alen
41 voting in favor.

Landscape
Committee

43 **Minutes**

44 The Board of Directors reviewed the Minutes from the July 23, 2015 Board of
45 Directors Meeting and the August 5, 2015 Board of Directors Meeting. Following
46 review and discussion, a motion was made by Doug Reilly and seconded by David
47 Golbahar to not to approve the Minutes as presented as correction are needed. The
48 motion passed 5-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and
49 Rob Alen voting in favor.

Minutes

51 **Maintenance & Service Proposals**

52 Steve Cashdollar provided a presentation regarding asphalt and concrete repairs. The
53 Board of Directors reviewed proposals submitted by JB Bostick, Quickel Paving and
54 Rose Paving regarding asphalt and concrete repairs. Following review and discussion,
55 it was the consensus of the Board to postpone this topic to the next Board Meeting.

Asphalt Repairs

57 The Board of Directors reviewed a proposal submitted by W.B. Starr regarding a four
58 (4) year tree-trimming schedule. Following review and discussion, it was the
59 consensus of the Board to postpone this topic to the next Board Meeting.

Tree Trimming

61 John McCarthy provided a presentation of the annual roof maintenance and gutter
62 cleaning. The Board of Directors reviewed proposals submitted by McCarthy Roofing,
63 McCormack Roofing and Roofing Standards regarding the annual roof maintenance
64 gutter and cleaning proposals. Following review and discussion, it was the consensus
65 of the Board to postpone this topic to the next Board Meeting.

Roof Maintenance

67 The Board of Directors reviewed a proposal submitted by Decksides Pools to replace
68 a new water fill timer at the Santa Rosa pool in the amount of five hundred eighty-two
69 dollars and seventy-four cents (\$582.74). Following review and discussion, a motion
70 was made by David Roberts and seconded by Rob Alen to approve the proposal as

Decksides Pools

71 presented. The motion passed 5-0 with David Roberts, David Golbahar, Doug Reilly,
72 Susie Cox and Rob Alen voting in favor.

73

74 **Administrative & Operating Requests and Actions**

75 The Board of Directors reviewed correspondence for Ms. Evans, 113 Santa Rosa
76 Court, regarding safelisting a vehicle from September 22, 2015 through October 12,
77 2015. Following review and discussion, a motion was made by Rob Alen and
78 seconded by Susie Cox to approve to the request as presented. The motion passed 5-
79 0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and Rob Alen voting in
80 favor.

113 Santa Rosa

81

82 **Financials**

83 The Board of Directors reviewed the financial statements for periods ending July 31,
84 2015. Following review and discussion, a motion was made by David Golbahar and
85 seconded by Susie Cox to approve the financials as presented. The motion passed
86 5-0 with David Roberts, David Golbahar, Doug Reilly, Susie Cox and Rob Alen
87 voting in favor.

Financials

88

89 **Adjournment**

90 There being no further business to come before the Board, it was the general
91 consent of the Board of Directors to adjourn the Meeting at 8:30 p.m.

Adjournment

92

93 **Attest**

Attest

94


95

96

97



President



Secretary