

**The Terrace at Canyon Hills Homeowners Associations
Board of Directors Meeting Minutes
July 28, 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, July 28, 2016 at the Santa Rosa Community Pool.
4 Susie Cox called the Meeting to order at 6:34 p.m., with a quorum of Directors
5 present.

6

7 **Directors Present**

8 Rob Alen, President

9 Susie Cox, Vice President

10 David Golbahar, Treasurer

11 Gene Levy, Secretary

12 Marlene Eckstein, Member at Large

13

14 **Directors Absent**

15 None.

16

17 **Also Attending**

18 Eric Fordyce, Accell Property Management, Inc.

19 Greg Walker, Accell Property Management, Inc.

20 Seven (7) Homeowners

21

22 **Executive Session Meeting Topic**

23 In accordance with California Civil Code Section 4935(e), the Board of Directors notes
24 that the following topics were discussed during the Executive Session Meeting held
25 on July 28, 2016:

Executive Session
Meeting Topics

26

27 1. Approval of the June 23, 2016 Executive Session Meeting Minutes.

28 2. Case History Summary Report submitted by The Judge Law Firm.

29

30 The foregoing resolution is executed pursuant to the general consent of the Board of
31 Directors.

32

33 **Open Forum**

34 There were five (7) homeowners present to discuss HVAC installation, safety

Open Forum

35 concerns, and the Association Rules and Regulations.

36

37 **Minutes**

38 The Board of Directors reviewed the Minutes from the June 23, 2016 Board of
39 Directors Meeting. Following review and discussion, a motion was made by Susie
40 Cox and seconded by Gene Levy to approve the Minutes as presented. The motion
41 passed 5-0 with Suzie Cox, Gene Levy, David Golbahar, Rob Alen, and Marlene
42 Eckstein voting in favor.

Minutes

43

44 **Maintenance & Service Proposals**

45 The Board of Directors reviewed a proposal submitted by TLG Paving Company, Inc.
46 for concrete grinding and replacement. Following review and discussion, a motion
47 was made by Rob Alen and seconded by Susie Cox to approve the proposal pending
48 changes not to exceed three thousand nine hundred eighty five dollars and zero cents
49 (\$3,985.00). The motion passed 5-0 with Rob Alen, Susie Cox, David Golbahar,
50 Marlene Eckstein, and Gene Levy voting in favor.

TLG Paving

51

52 The Board of Directors reviewed a proposal submitted by Sea Crest Landscape to
53 install St. Augustine Sod along Canyon Hills Drive at a cost of one thousand nine
54 hundred eighty dollars and zero cents (\$1,980.00). Following review and discussion, it
55 was the general consent of the Board of Directors to postpone the proposal to the
56 August Board Meeting.

Sea Crest
Landscape

57

58 The Board of Directors reviewed a proposal submitted by Sea Crest Landscape to
59 remove pump station behind the San Nicholas Pool at a cost of seven hundred dollars
60 and zero cents (\$700.00). Following review and discussion, it was the general
61 consent of the Board of Directors to postpone the proposal to the August Board
62 Meeting.

Sea Crest
Landscape

63

64 The Board of Directors reviewed a proposal submitted by Horizon Lighting for an
65 ultrasonic pole inspection at a cost of one hundred fifty dollars and zero cents
66 (\$150.00). Following review and discussion, a motion was made by Susie Cox and
67 seconded by David Golbahar to approve the proposal as submitted. The motion
68 passed 5-0 with Susie Cox, David Golbahar, Rob Alen, Marlene Eckstein, and Gene
69 Levy voting in favor.

Horizon Lighting

70

71 The Board of Directors reviewed a proposal submitted by Horizon Lighting for an
72 inspection of the current wiring of the house wall sconces throughout the Association
73 at a cost of four hundred dollars and zero cents (\$400.00). Following review and
74 discussion, a motion was made by David Golbahar and seconded by Marlene
75 Eckstein to approve the proposal as submitted. The motion passed 4-1 with David
76 Golbahar, Marlene Eckstein, Rob Alen, and Susie Cox voting in favor. Gene Levy
77 voted not in favor.

Horizon Lighting

79 The Board of Directors reviewed a proposal submitted by Horizon Lighting for light
80 pole replacement at a cost of two thousand four hundred ninety six dollars and forty
81 two cents (\$2,496.42). Following review and discussion, a motion was made by David
82 Golbahar and seconded by Gene Levy to approve the proposal as submitted. The
83 motion passed 5-0 with David Golbahar, Gene Levy, Rob Alen, Marlene Eckstein, and
84 Susie Cox voting in favor.

Horizon Lighting

86 **Administrative & Operating Requests and Actions**

87 The Board of Directors reviewed the proposed Rules and Regulations along with
88 homeowner comments. Following review and discussion, it was the general consent
89 of the Board of Directors to postpone this item and to hold a special meeting for
90 further discussion.

Rules & Regulations

92 The Board of Directors reviewed a patio inspection report with photos submitted by
93 Accell Property Management, Inc. Following review and discussion, it was the
94 general consent of the Board of Directors to postpone this item and place on the
95 August Agenda.

Patio Inspection

97 The Board of Directors reviewed the 2016 Annual Calendar. Following review and
98 discussion, no action was taken.

2016 Annual
Calendar

100 **Financials**

101 The Board of Directors reviewed the financial statements for the period ending June
102 30, 2016. Following review and discussion, a motion was made by Rob Alen and
103 seconded by David Golbahar to approve the financial statements as submitted. The
104 motion passed 5-0 with Rob Alen, David Golbahar, Susie Cox, Gene Levy, and
105 Marlene Eckstein voting in favor.

Financials

107 **Adjournment**

108 There being no further business to come before the Board, it was the general consent
109 of the Board of Directors to adjourn the Meeting at 8:37 p.m.

Adjournment

110

111 **Attest**


Attest

112

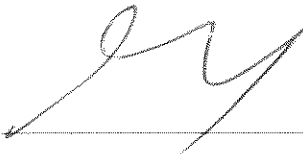
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President



Secretary