

Minutes -- Special Board Meeting -- The Terraces at Canyon Hills
Santa Rosa Pool, September 9, 2015 6pm

Attendance:

Board:

Dave Roberts
Doug Rielly
David Golbahar
Susie Cox
Rob Alen, presiding/recording

Homeowners:

Marlene Eckstein
Irwin Pransay
Unidentified/late arrival

Guest:

Ken Sowers, Arborist

1. The meeting was called to order by Rob Alen, President at 6:00pm
2. Mr. Alen reviewed the evening's agenda to discuss: a. Need for Seasonal Tree Trimming, b. Seasonal Gutter Maintenance, c. Paving.

Tree Trimming:

1. Mr. Sowers reported after viewing the community, he saw no need to trim trees at this time.
2. He recommended a 3-year trimming schedule as appropriate.
3. He did comment on past manner of trimming, issues of structural pruning, and cuts to preserve trees.

Gutter Maintenance:

1. In light of the tree condition and tree seasonal cycles, Mr. Sowers recommended gutters and roofing maintenance could be late October/early November to be most effective.
2. Mr. Rielly moved, and Mr. Alen seconded, to not do tree trimming for the Terraces, except for certain individual instances to be determined, and to schedule gutter maintenance by mid-November; motion was approved unanimously.
-Final bids and awards should be made at the September Board Meeting.

Paving:

1. Mr. Rielly moved, and Mr. Alen seconded, approving J.B. Bostick to do paving pending a walk through the community with the Board to agree on the scope of work; motion was approved unanimously.
-It was recommended the walk through be done before Mr. Golbahar and Mr. Alen go out of town...which leaves Friday, September 11.

Other Matters:

1. Resident Irwin Pransay, 118 Santa Rosa, (949)497-9055, revisited issue with tree leaning toward his residence. Mr. Sowers looked at the property and recommended removal of one tree, trimming of another. Action requires coordination with management company, Mr. Pransay, Mr. Sowers, and Mr. Roberts will assist. The situation has been previously an issue.
2. Another tree matter at 105/106 Santa Rosa requires review.
3. An agenda item for the September meeting is use of garages as offices, as identified by late arriving Homeowner.

Mr. Alen adjourned the meeting shortly before 7pm. ###

