

**The Terraces at Canyon Hills Homeowners Associations
Board of Directors Meeting Minutes
May 28, 2015**

1 Upon due notice, given and received, the Board of Directors of The Terraces at
2 Canyon Hills Homeowners Association held their regularly scheduled Board of
3 Directors Meeting on Thursday, May 28, 2015 at Accell Property Management, Inc.,
4 23046 Avenida de la Carlota, Suite 700, Laguna Hills, California. Doug Reilly called
5 the Meeting to order at 6:45 p.m., with a quorum of Directors present.

6
7 **Directors Present**

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

12
13 **Directors Absent**

14 Robert Alen, President

15
16 **Also Attending**

17 Eric Fordyce, Accell Property Management, Inc.
18 Leslie Johnson, Accell Property Management, Inc.
19 Kevin Payne, Sea Crest Landscape Maintenance

20
21 **Homeowner Open Forum**

22 One homeowner showed up to discuss landscaping.

23
24 **Executive Session Meeting Topics**

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

- 28 1. Approval of Executive Session Meeting Minutes
- 29 2. Delinquent Accounts

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

Executive Session
Meeting Topics

33 **Minutes**

34 The Board of Directors reviewed the Minutes from the April 9, 2015 Board of
35 Directors Meeting and April 23, 2015 Board of Directors Meeting. Following review
36 and discussion, a motion was made by Susie Cox and seconded by Doug Reilly to
37 approve the Minutes as presented. The motion passed 4-0 with Susie Cox, David
38 Roberts, David Golbahar, and Doug Reilly voting in favor.

Minutes

39

40 **Maintenance & Service Proposals**

41 The Board of Directors reviewed proposals for the monthly pool service starting July
42 1, 2015. Following review and discussion, a motion was made by David Roberts and
43 seconded by Doug Reilly to approve the proposal submitted by Decksider Pool
44 Service with summer service months April 1 – October 31, at a cost of six hundred
45 forty dollars (\$640.00) per month and winter service months November 1 – March
46 31, at a cost of four hundred dollars (\$400.00) per month. The motion passed 4-0
47 with David Roberts, Doug Reilly, Susie Cox, and David Golbahar voting in favor.

Decksider Pool
Service

48

49 The Board of Directors reviewed a proposal to remove a tree located in front of 105
50 Santa Rosa Court submitted by W.B. Starr, Inc., at a cost of six hundred fifty dollars
51 (\$650.00). Following review and discussion, a motion was made by David Roberts
52 to approve the proposal. The motion died for lack of a second.

W.B. Starr, Inc.

53

54 The Board of Directors reviewed proposals for monthly patrol service starting July 1,
55 2015. Following review and discussion, a motion was made by David Roberts and
56 seconded by Susie Cox to approve Elite Enforcement Security Solutions, Inc., for ten
57 (10) weekly inspections, at a cost of eleven dollars and fifty cents (\$11.50) per
58 inspection. The motion passed 4-0 with David Roberts, Doug Reilly, Susie Cox, and
59 David Golbahar voting in favor.

Elite Enforcement
Security
Solutions, Inc.

60

61 The Board of Directors reviewed a proposal for new plantings around the entryway
62 monument submitted by Sea Crest Landscape Maintenance. Following review and
63 discussion, a motion was made by Susie Cox and seconded by Doug Reilly to
64 approve the proposal, at a cost of two thousand four hundred sixty-four dollars
65 (\$2,564.00). The motion passed 4-0 with David Roberts, Doug Reilly, Susie Cox,
66 and David Golbahar voting in favor.

Sea Crest
Landscape
Maintenance

67	Administrative & Operating Requests and Actions	
68	The Board of Directors reviewed the shared amenities agreement invoice submitted	California
69	by California Cove Homeowner Association. Following review and discussion, a	Cove HOA
70	<u>motion was made by Doug Reilly and seconded by Susie Cox to approve the invoice,</u>	
71	<u>at a cost of two thousand one hundred eighty dollars (\$2,180.00). The motion</u>	
72	<u>passed 4-0 with David Roberts, Doug Reilly, Susie Cox, and David Golbahar voting</u>	
73	<u>in favor.</u>	
74		
75	The Board of Directors reviewed correspondence submitted by Ms. Burdick, 420 San	420 San Nicholas
76	Nicholas Court regarding landscape concerns. Following review, <u>the Board of</u>	Court
77	<u>Directors decided to have the Landscaping Committee review this correspondence</u>	
78	<u>for the June Board Meeting.</u>	
79		
80	The Board of Directors reviewed correspondence submitted by Mr. Telish, 412 San	412 San Nicholas
81	Nicholas Court regarding common area landscaping. Following review, <u>the Board of</u>	Court
82	<u>Directors decided to have the Landscaping Committee review this correspondence</u>	
83	<u>for the June Board Meeting.</u>	
84		
85	The Board of Directors reviewed correspondence submitted by Mr. Klug, 105 Santa	105 Santa Rosa
86	Rosa Court regarding barbecue and spa concerns. Following review, <u>the Board of</u>	Court
87	<u>Directors will review on-site and discuss at the June Board Meeting.</u>	
88		
89	The Board of Directors reviewed a service request submitted by Mr. Zehtab, 111	111 Santa Rosa
90	Santa Rosa Court regarding the metal railing by the patio that is chipping and	Court
91	<u>rusting. Following review, the Board of Directors instructed Management to contact a</u>	
92	<u>contractor and fix this as soon as possible.</u>	
93		
94	The Board of Directors reviewed correspondence submitted by Ms. Eckstein, 404	404 San Nicholas
95	San Nicholas Court regarding FHA approval. Following review, <u>the Board of</u>	Court
96	<u>Directors instructed Management to identify the FHA qualifications and discuss this</u>	
97	<u>item at the June Board Meeting.</u>	
98		
99	The Board of Directors reviewed correspondence submitted by David Roberts	Pool Lighting
100	regarding pool lighting. Following review and discussion, <u>a motion was made by</u>	
101	<u>Susie Cox and seconded by Doug Reilly to approve a not to exceed amount of five</u>	
102	<u>hundred dollars (\$500.00) to install a new light at the pool. The motion passed 3-1</u>	
103	<u>with David Roberts, Doug Reilly, Susie Cox, voting in favor and David Golbahar</u>	
104	<u>voting against.</u>	
105		
106	Financials	
107	The Board of Directors reviewed the financial statements for periods ending March	Financial

108 31, 2015 and April 30, 2015. Following review and discussion, a motion was made by
109 Doug Reilly and seconded by David Golbahar to approve the financials as presented.
110 The motion passed 4-0 with David Roberts, Doug Reilly, Susie Cox, and David
111 Golbahar voting in favor.

112

113 **Adjournment**

114 There being no further business to come before the Board, it was the general consent
115 of the Board of Directors to adjourn the Meeting at 8:45 p.m.

Adjournment

116

117 **Attest**

Attest

118

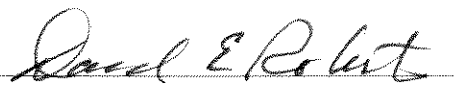
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President



Secretary