

The Terrace at Canyon Hills Homeowners Associations
Revised Special Board of Directors Meeting Minutes
May 10, 2017

1 Upon due notice, given and received, the Board of Directors of The Terrace at
2 Canyon Hills Homeowners Association held a Special Board of Directors Meeting on
3 Wednesday, May 10, 2017, at the Offices of Accell Property Management, located at
4 23046 Avenida De La Carlota, Suite 700, Laguna Hills, California, 92653. President,
5 Gene Levy called the Meeting to order at 4:02 p.m., with a quorum of Directors
6 present.

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8 **Directors Present**

9 Gene Levy, President
10 Susie Cox, Vice President
11 Pamela Knudsen, Secretary
12 David Golbahar, Treasurer
13 David Roberts, Member at Large

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15 **Directors Absent**

16 None
17

18 **Also Attending**

19 Kathleen Maltby, Accell Property Management, Inc.
20 Lauren Swiderski, Accell Property Management, Inc.
21 Marlene Eckstein, Landscape Committee
22 Four (4) Homeowners
23

24 **Board Actions**

25 The Board of Directors held a discussion regarding parking enforcement. Following
26 discussion, a motion was made by Gene Levy and seconded by Pamela Knudsen to
27 rescind the parking permit program letter that was originally mailed out to the
28 community. The motion passed unanimously.

Parking Enforcemer

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30 A additional motion was then made by Gene Levy and seconded by Pamela Knudsen
31 to enforce violations of garage use, subject to the Association CC&R's, as well as the
32 duly adopted current Rules and Regulations on an as discovered basis. Susie Cox
33 abstained for personal reasons. The motion passed 4-0-1.
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36 The Board of Directors held a discussion regarding common area encroachment
37 enforcement. Following discussion, a motion was made by Susie Cox and seconded
38 by Gene Levy to rescind the landscape/common area clean-up project letter that was
39 originally mailed out to the community. The motion passed unanimously.

Common Area
Encroachment

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41 An additional motion was made by Gene Levy and seconded by Pamela Knudsen to
42 enforce any obstruction of drainage in the common area as a violation. The motion
43 passed unanimously.

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45 The Board of Directors tabled the discussion of the Community Handbook and Rules
46 and Regulations. Following review and discussion, it was the general consent of the
47 Board

Rules & Regulations

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49 **Open Fourm**

50 In accordance with California Civil Code Section 4925(b), the following issues and
51 topics were discussed during the Homeowner Open Forum: Request to plant trees on
52 the slope on El Toro Road, clarification on common area versus exclusive use
53 common area, common area landscape, storage in garage.

Open Forum

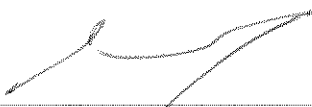
54
55 **Adjournment**

56 There being no further business to come before the Board, it was the general consent
57 of the Board of Directors to adjourn the Meeting at 6:05 p.m.

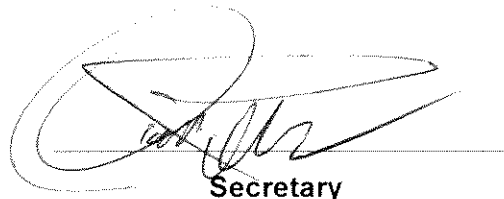
Adjournment

58
59 **Attest**

Attest

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63 **President**



Secretary