

THE TERRACE AT CANYON HILLS
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
June 03, 2024

NOTICE

The Regular Session meeting of the Terrace and Canyon Hills Homeowners Association Board of Directors was held on Monday June 03, 2024 via Microsoft Teams teleconference. The agenda was posted with the number and access code for residents to call into at the bulletin board at both pools (4) four days prior to the meeting date.

PRESENT

Directors Present: AnnMarie McKay, President
Caitlin Reyna, Treasurer
Brian Greenwald, VP
Kimberly Pundir, Secretary
Paige Strayer, Member At Large

Powerstone: Paige Fields, CCAM, Senior Community Manager
Saeed Khan, CCAM, Senior Community Manager

Others: Matt Nawabi, Ross Mgmt
Milan Krause, Precision Painting

CALL TO ORDER

Meeting was called to order at 6:58 pm by Board President, AnnMarie McKay.

ANNOUNCEMENTS

Management advised that Executive Session Meeting was held prior to the General Session Meeting on June 03, 2024.

HOMEOWNER FORUM

There were 9 homeowners present to discuss the following:

- Tree Removal and Notice
- Email Blast Issues
- HOA Assessments
- Painting Project
- Parking Rules

COMMITTEE REPORTS

Architectural: Evelyn Saunders, Wiam Elbettar

Landscape/Maintenance: Kimberly Pundir, Johannes Marler

MINUTES

The Board reviewed the minutes dated March 28, 2024 and April 22, 2024.

Upon motion duly made, seconded, and passed, to approve the meeting minutes as presented for March 28, 2024 and April 22, 2024. Board members Kimberly Pundir and Paige Strayer abstained due to not being present when the decisions were made listed on the March and April minutes.

FINANCIALS

The Board reviewed the financials dated April 2024.

As of the April 30, 2024 Financial Statement, the Operating Account reflects a year-to-date revenue of \$1,243,996.00 and a year-to-date expenditure of \$690,266.00 before the reserve contribution.

The Association also contributes \$58,088 a month to the Reserve Account per the current approved annual budget for March. These funds are for future capital improvements and

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replacement components per the reserve study. The total Reserve Funds as of April 30, 2024 are 935,645.14. Total Accounts Receivables as of March 31, 2024 are \$17,002.93.

Upon motion duly made, seconded, passed unanimously, the Board approved the April 2024 financial statements and ratified the review by the individual board members and all transfers of funds made in this period and reflected in the financial statement.

DELINQUENCY

The Board reviewed the Delinquency report for April 2024.

Upon motion duly made, seconded, and carried, the Board approved the res to lien on 1 acct. Account number not listed due to privacy concerns and because it would match the address.

The Board requested the utility bills to be emailed to them and also to be included in the board packets.

INVOICE RATIFICATION

Upon motion duly made, seconded, and carried, the Board approved the following invoice ratifications. Paige and Kimberly abstained from ratification of 611 SNC – Mold Remediation invoice.

1. 415 SNC – Remediation: \$2,906.50
2. 416 SNC – Remediation: \$1,206.50
3. 611 SNC – Mold Remediation: \$5,670.00
4. 416 SNC – Build Back: \$1,350.00
5. 507 SNC – Dryout Service: \$2,225.00
6. Lower Spa Circulation Pump Repair: \$2,950.00
7. 613 SNC – Roof Repairs: \$3,275.00
8. 605 SNC - Common area plumbing repair: \$\$3,035.00

ARCH APP RATIFICATION

The Board reviewed the following arch app ratifications: None at this time

NEW BUSINESS

Wood and Paint Project Update

Ross Mgmt was present to discuss the progress of the wood and paint project.

Landscape Bids

The Board reviewed the following bids.

Upon motion duly made, seconded, and passed unanimously, the Board approved the following:

Tree Removals	57 trees removal: 49,130.00. Park West	Approved.
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- Artisan Wall The Board discussed the Artisan Wall repairs. Management updated the board on discussion with the neighboring community regarding the wall.
- 505 SNC – Fence Request The Board reviewed the correspondence regarding the owner fence. Upon motion duly made, seconded, and carried, the Board denied the homeowners request for the fence.
- 513 & 514 SNC
Chimney Spark Arrestor The Board reviewed the bids to replace the spark arrestors on the roofs that are lose and broken.
a. Purpose Roofing: \$2,950.00
b. Antis Roofing: \$3,640.00
- Upon motion duly made, seconded, and carried, the Board approved the bid by Purpose Roofing to replace the chimney arrestor and shroud for the cost of \$2,950.00.
- 613 SNC – Concrete
Repairs The Board reviewed the proposal by Protec to repair the concrete by unit 613.
- Upon motion duly made, seconded, and carried, the Board table the bid and request it to be inspected during the landscape walk.
- Hydro Jetting The Board discussed community wide hydro jetting. It was last done in September of 2023. The Board advised there is a list that shows which units need to be jetted multiple times a year. Management to obtain a bid for those. In addition, Management to add hydro jetting to the September annual calendar. Bids will be obtained in July. Bid requested from Partners Plumbing.
- 408 SNC – Camera
Application Board reviewed the application by the owner to keep the camera inside the unit pointed outside into the common area.
- Upon motion duly made, seconded, and carried, the Board tabled the application and request legal to look into the application.
- Asphalt Repairs The Board discussed the proposal for asphalt repairs by the lower pool.
- Upon motion duly made, seconded, and carried, the Board table the proposal pending additional proposals.

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- FHA Renewal
- The Board reviewed the proposal by FHA Renewal to get the HOA FHA status renewed.
- Upon motion duly made, seconded, and carried, the Board approve the bid for \$750.00.
- 100 Circle Drain Installation Proposal
- The Board reviewed the proposal by Protec, Harvest and Partners Plumbing to install drains in the 100 circle.
- Upon motion duly made, seconded, and carried, the Board table the bids to discuss with the vendors on what each is proposing.
- Lower Spa Replaster
- Board discussed the replastering of the lower spa and requested getting additional bids.
- 615 SNC Replanting
- The Board discussed the proposal to replant behind 615 SNC.
- Upon motion duly made, seconded, and carried, the Board approve the proposal. AnnMarie McKay and Caitlin Reyna voted no.
- 507 SNC Rebuild Proposal
- The Board reviewed the proposal by Service First for the rebuilding of 507 SNC..
- Upon motion duly made, seconded, and carried, the Board approve the proposal for \$1,325.00
- 209 SRC Roof Repairs Proposal
- Board discussed the proposal by Purpose Roofing for the repairs costing \$3,800.00.
- Upon motion duly made, seconded, and carried, the Board approve the proposal for \$3,800.00.
- Sewer Repairs
- The Board discussed the proposal for the sewer repairs for below units.
- a) 411 SNC: \$10,325.00
 - b) 321 SNC: \$16,750.00
 - c) 319 SNC: \$3,650.00
- Upon motion duly made, seconded, and carried, the Board table the proposal pending additional information regarding trees that are causing the issues

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Parking Discussion Board discussed the parking rule change and discussed how they would like to proceed.

Upon motion duly made, seconded, and carried, the Board tabled making any decision till the July meeting..

Plant Palette

Upon motion duly made, seconded, and carried, the Board table the discussion about the plant palette.

HOMEOWNER REQUESTS

203 SRC Parking Space The Board reviewed the HO correspondence regarding their parking space and denied the request.

306 SNC Parking Request The Board discussed the parking space request and approved it pending review of the 2/3 vote from the owners and also meeting with the fire marshal.

500-507 area Wall and Drain Issue The Board reviewed the correspondence regarding concrete repairs in the community. No action needed.

615 SNC back wall vine replacement Addressed earlier in the meeting.

Electric Timers for Detached Garages The Board reviewed the correspondence and tabled the discussion at this time.

600 SNC Roof Repairs Issues The Board reviewed the correspondence and asked to discuss this with Purpose Roofing about the color or the shingles and the work done.

Pressure Regulator Request The Board reviewed the request and approved the installation of the pressure regulator.

Retaining Wall Inspection Request The Board reviewed the request and asked to check with engineer to de how often the inspection should be done.

Management Report: The Board reviewed the management reports and correspondence.

ANNOUNCEMENT The next General Session meeting of the Board of Directors is scheduled for June 24, 2024, at Powerstone Property Management and Teleconference.

ADJOURNMENT With no further business, the general session meeting was adjourned at 8:35p.m.

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ATTEST

Name

Signature

Date

DRAFT
Board Requiring Revisions