

The Terraces at Canyon Hills HOA
BOARD OF DIRECTORS MEETING

Meeting Agenda

June 24, 2024

Location: Powerstone Property Management or Via Teleconference

Meeting ID: 864 1514 3906

Phone Number: 720 707 2699

AGENDA

EXECUTIVE SESSION

- I. **CALL TO ORDER** 6:00pm
II. **MINUTES:** Executive Session Minutes dated June 03, 2024
III. **DELINQUENCY:** Delinquency for May 2024 Pending
IV. **MEMBER DISCIPLINE**

ADJOURNMENT

GENERAL SESSION

- I. **CALL TO ORDER** 6:45pm

II. **HOMEOWNER FORUM**

III. **COMMITTEE REPORTS**

Architectural Committee

Landscape/ Maintenance Committee

- IV. **MINUTES:** General Session Minutes dated June 03, 2024

V. **FINANCIALS**

- a. May 2024 –

As of the May 31, 2024, Financial Statement, the Operating Account reflects a year-to-date revenue of \$1,353,332.25 and a year-to-date expenditure of \$756,266.82 before the reserve contribution.

The Association also contributes \$58,088 a month to the Reserve Account per the current approved annual budget for May. These funds are for future capital improvements and replacement components per the reserve study. The total Reserve Funds as of May 31, 2024, are 907,277.08. Total Accounts Receivables as of April 30, 2024, are \$17,002.93.

- b. Delinquency – May 2024 – Resolution to Lien (0)

- c. Owner Requests

VI. **INVOICE/PROPOSAL RATIFICATION**

1. *Partners Plumbing: Leak by 605 SNC In Common Area: \$3,035.00*

2. *Servpro Rebuild: Rebuild of unit 313: \$6,898.96*

VII. **ARCH APP RATIFICATIONS**

VIII. **NEW BUSINESS**

- A. Wood and Paint Project Update
- B. Artisan Wall
- C. 213 SRC Garage Siding Repairs and Water Proofing
- D. Defoliating Caterpillars Treatment
- E. Weed Suppress Herbicide Treatment
- F. Hydro jetting – Last Done in September 2023
- G. Camera Architectural Application 408 SNC
- H. Owner Request to Join the Architectural Committee
- I. Mailbox Replacement Proposal

IX. **HOMEOWNER REQUESTS**

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X. MANAGEMENT REPORT

NEXT MEETING: The next Board of Directors meeting is scheduled on July 22, 2024, at 6:00pm at Powerstone Property Management and via Zoom.

XI. ADJOURNMENT