## THE TERRACE AT CANYON HILLS MEETING OF THE BOARD OF DIRECTORS **GENERAL MEETING MINUTES** June 24, 2024

NOTICE

The Regular Session meeting of the Terrace and at Canyon Hills Homeowners Association Board of Directors was held on Monday June 24, 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:** Ann Marie McKay, President

Caitlin Reyna, Treasurer Kimberly Pundir, Secretary Paige Strayer, Member At Large

**Directors Absent:** Brian Greenwald, VP

Powerstone: Saeed Khan, CCAM, Senior Community Manager

Others: Matt Nawabi, Ross Mgmt

**CALL TO ORDER** 

Meeting was called to order at 6:53 pm by Board President, Ann\_Marie 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 June 03, 2024.

Upon motion duly made, seconded, and passed, to approve the meeting minutes as presented for June 03, 2024. Board members Kimberly Pundir and Paige

Strayer abstained.

**FINANCIALS** 

The Board reviewed the financials dated May 2024.

As of the May 31, 2024 Financial Statement, the Operating Account reflects a year-todate 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.

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Upon motion duly made, seconded, passed unanimously, the Board approved the April-May 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 May 2024.

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 passed unanimously, the Board approved the following invoice ratifications.

1. 605 SNC – Leak in common areas - \$3.035.00

Upon motion duly made, seconded, and tabled unanimously, the Board asked for

2 more bids.

1. 313 SNC – Remediation: \$6,898.96

**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.

Artisan Wall

The Board discussed the Artisan Wall repairs. Management updated the board on discussion with the neighboring community regarding the wall.

213 SRC – Garage Siding

Upon motion duly made, seconded, and carried, the Board tabled the bid and

requested why the owner reported this issue.

**Defoliating Caterpillars** 

Treatment

Upon motion duly made, seconded, and carried, the Board approved the bid by

Harvest.

Weed Suppress Herbicide

Treatment

Upon motion duly made, seconded, and carried, the Board approved the bid by

Harvest. Kimberly Pundir abstained.

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.

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408 SNC – Camera Application

Board reviewed the application by the owner to keep the camera inside the unit pointed outside into the common area.

pointed outside into the common area.

Upon motion duly made, seconded, and carried, the Board approved the application. Caitlin Reyna Abstained

Architectural Committee

Request to Join

Upon motion duly made, seconded, and carried, the Board approved Johannes

Marler and Jay Torres to join the committee, with existing member Wiam

Elbettar, and removed Evelyn Saunders.

Mailbox Replacement Proposal

The Board reviewed the proposal by Hillcrest Construction Company to replace

Mailbox. 100 mailboxes in 100 circle and 200 in 200 circle.

The Board reviewed the proposals for Mailbox Replacement in the Community. Upon motion duly made and seconded the Board resolved to approve the proposal by Hillcrest Construction for a cost of \$13,150.00 and in accordance with Civil Code Section 5502 approve any transfer of funds associated with the

disposition of the contract.

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Management Report:	The Board reviewed the management reports and correspondence.						
ANNOUNCEMENT	The next General Session meeting of the Board of Directors is scheduled for July 22, 2024, at Powerstone Property Management and Teleconference.						
ADJOURNMENT	With no further bu	siness, the general session mee	eting was adjourned at 8:20.m.				
ATTEST							
	Name	Signature	Date				