

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-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.

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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 d 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.

