

**THE TERRACE AT CANYON HILLS
MEETING OF THE BOARD OF DIRECTORS
GENERAL MEETING MINUTES
February 26, 2024**

NOTICE

The Regular Session meeting of the Terrace and Canyon Hills Homeowners Association Board of Directors was held on Monday February 26, 2024 at Powerstone Property Management or 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,
Brian Greenwald, VP
Wiam Elbettar, Vice President

Powerstone: Paige Fields, CCAM, Senior Community Manager

Others: Milan Krause, Precision
Justin Koch, Ross Mgmt
Matt Nawabi, Ross Mgmt

CALL TO ORDER

Meeting was called to order at 6:56pm by Board President, AnnMarie McKay.

ANNOUNCEMENTS

Management advised that Executive Session Meeting was held prior to the General Session Meeting on February 26, 2024.

HOMEOWNER FORUM

There were 12 homeowners present to discuss the following:

- Landscape
- Exterior Installations
- Parking
- Fine Schedule
- 500 Circle Wall

COMMITTEE REPORTS

Architectural: Evelyn Saunders, Brian Greenwald, and Wiam Elbettar

Landscape/Maintenance: Kimberly Pundir, and Johannes Marler

MINUTES

The Board reviewed the minutes dated January 22, 2024.

Upon motion duly made, seconded, and passed unanimously, the Board approved the January 22, 2024 general session minutes as prepared by Powerstone Property Management.

FINANCIALS

The Board reviewed the financials dated January 2024.

As of the January 31, 2024 Financial Statement, the Operating Account reflects a year-to-date revenue of \$910,771.43 and a year-to-date expenditure of \$504,541.89 before the reserve contribution.

The Association also contributes \$40,000.00 a month to the Reserve Account per the current approved annual budget for January. These funds are for future capital improvements and replacement components per the reserve study. The total Reserve

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Funds as of January 31, 2024 are \$1,196,512.47. Total Accounts Receivables as of January 31, 2024 are \$10,147.65.

Upon motion duly made, seconded, passed unanimously, the Board approved the January 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

Upon motion duly made, seconded, the Board approved the following resolution to liens:

APN# 934-500-93
APN# 934-501-04

The Board reviewed the utility bills.

INVOICE RATIFICATION

Upon motion duly made, seconded, and passed unanimously, the Board approved the following invoice ratifications.

1. 106 SRC Roof Repairs \$6,400
2. Lower Pool Mens Restroom Mitigation \$2,045.28
3. Upper Spa Draining + Rebalancing Chemicals \$535
4. Severson Voice 413 SNC Repipe \$6,903

ARCH APP RATIFICATION

The Board reviewed the following arch app ratifications:

1. 407 SNC – Landscaping

Upon motion duly made, seconded, and carried, the Board approved the arch apps as presented contingent that the homeowner is aware this is a common area and the HOA will continue to maintain.

NEW BUSINESS

Wood and Paint Project Update

Precision Painting and RCM were present to discuss the update on the wood and paint project. Precision proposed moving the staging location to the 300 circle, which would free up the guest parking spaces on Santa Rosa. **No action taken.**

Insurance Renewal

At the special meeting held on February 23, 2024, the board approved the insurance renewal for the 24-25 year with an annual premium of \$422,330.78.

500 Circle Wall

The Board discussed the wall construction behind the 500 circle. The work has been completed. A homeowner has indicated the swales have been damaged from the vendor performing the work. The Board request the engineer review the work that is completed (wall and plumbing work) and provide their approval or denial on the work based on the provided report

Landscape Bids

The Board reviewed the following bid.

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

| | | | |
|---------|---------------|-------|------|
| 629 SNC | Stump Removal | \$250 | Deny |
|---------|---------------|-------|------|

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515 SNC – Roof Chimney
Repairs

The Board reviewed the bids for the chimney shroud repairs at 515 SNC

- Antis \$3,810
- \$2,950

Upon motion duly made, seconded, and carried, the Board approved the bid submitted by Purpose Roofing in the amount of \$2,950.

Rules and Regulations
Adoption

The Board reviewed the homeowner correspondence submitted regarding the rules and regulation changes.

Upon motion duly made, seconded, the Board approved to adopt the proposed rules and regulations as presented.

Motion: Annmarie McKay

Second: Caitlin Reyna

In favor: Brian Greenwald

Abstain: Wiam Elbettar

Motion passed 3:1.

Cali Cove Fencing

The Board reviewed the request from the owner at Cali Cove to repair her fence as she states the water on the TCH side is causing her fence to lean into her backyard. The Board request the Association maintenance vendor inspect the fence and indicate the reasoning that the fence is leaning.

Request for Reimbursement
316 SNC

The Board reviewed the request for reimbursement from the owner at 316 SNC for a plumbing issue that was caused by an association tree roots. The cost for the repair is \$731.60.

Upon motion duly made, seconded, and carried, the Board approved the reimbursement for the plumbing issue in the amount of \$731.60.

Janitorial

The Board reviewed the bid submitted by PTC for seasonal deep cleaning.

Upon motion duly made, seconded, the Board denied the bid as submitted.

Motion: Annmarie McKay

Second: Wiam Elbettar

In favor: Caitlin Reyna

Disagree: Brian Greenwald

Audit Engagement

The Board reviewed the audit engagement letter provided by Inouye, Shively, Klatt & McCorvey in the amount of \$1,750.

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Upon motion duly made, seconded, and carried, the Board approved the audit engagement letter as submitted.

Homeowner Requests

200 Circle Parking Spaces The Board reviewed the correspondence.

Ground Wire List
Request

The Board reviewed the request for the ground wire list. Upon motion duly made, seconded, and carried, the Board approved to have management send the homeowner the re pipe list and note which units had ground wire repairs.

Management Report:

The Board reviewed the management reports and correspondence.

ANNOUNCEMENT

The next General Session meeting of the Board of Directors is scheduled for March 25, 2024 at Powerstone Property Management.

ADJOURNMENT

With no further business, the general session meeting was adjourned at 8:06p.m.

ATTEST

| | | |
|-----------------|--|--------------|
| Ann Marie McKay |  | Mar 29, 2024 |
| _____ | _____ | _____ |
| Name | Signature | Date |