

THE TERRACES AT CANYO HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING NOTICE / AGENDA
OCTOBER 17, 2025
12:30 PM Regular Session
IN PERSON - PMG OFFICE – 65 Enterprise, Aliso Viejo, Huntington I Conference Room
VIRTUAL – ZOOM MEETING –Meeting ID 826 4141 0662 / Password 973042

I. CALL TO ORDER

II. EXECUTIVE SESSION DISCLOSURE

III. COMMITTEE REPORTS

IV. HOMEOWNER OPEN FORUM

V. TREASURER'S REPORT

VI. CONSENT CALENDAR

- A. Approval of the September 5, 2025 Board Meeting Minutes;
- B. Approval of the September 8, 2025 Annual Meeting Minutes
- C. Approval of the September 8, 2025 Organizational Meeting Minutes
- D. Acceptance of the August 31, 2025 Financials
- E. Acceptance of the September 30, 2025 Financials

VII. NEW BUSINESS

- A. Committee Formation
- B. Roof Repair Proposals – 202 Santa Rosa
- C. Tax and Audit Proposals
- D. Legal Retainer Discussion
- E. Deck Repair at 511 San Nicholas
- F. Tree Trimming Discussion
- G. Eucalyptus Tree Discussion
- H. Pest Maintenance/Spraying in Community Discussion
- I. 620 Roof Repair Discussion
- J. Retaining Wall Inspection Proposal
- K. Common Area Repair Proposals
- L. Plumbing Repair & Inspection Proposals
- M. Termite Treatment Proposal – 411 San Nicholas
- N. Board / Management & Homeowner Request & Comments
 - 1. Beetle in Eucalyptus Report – 4 Seasons
 - 2. 111 Santa Rosa – Tree Trimming Request
 - 3. 113 Santa Rosa – Request to Keep Trees
 - 4. 315 San Nicholas – Neighbor Issue
 - 5. 317 San Nicholas – Request for Re-Pipe
 - 6. 516 San Nicholas – Meeting Date & Time Concerns
 - 7. 620 San Nicholas – Meeting Date & Time Concerns
 - 8. 619 San Nicholas – Assessment Concerns
- O. Annual Calendar Review

VIII. NEXT BOARD MEETING – NOVEMBER 21, 2025

IX. ADJOURN

**THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
OCTOBER 17, 2025
12:00 PM Executive Session
(CLOSED TO OWNERSHIP)**

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- **Litigation**
- **Matters relating to formation of contracts with third parties**
- **Member Discipline**
- **Personnel Matters**

I. CALL TO ORDER

II. SECRETARY'S REPORT

- A. Approval of the September 5, 2025 Executive Board Meeting Minutes

III. NEW BUSINESS

- A. Homeowner Discipline

IV. DELINQUENCY

- A. Delinquency Report

V. ADJOURN