

THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 31, 2019
MINUTES

- NOTICE** With due notice given and received, the Regular Meeting of the Board of Directors of The Terrace at Canyon Hills Homeowners Association was held on Wednesday, July 31, 2019 at 6:30 P.M. at the Santa Rosa Pool located at 229 Santa Rosa Court in Laguna Beach, California.
- PRESENT** Gary Bittner, President
David Golbahar, Vice President
Mark Badran, Secretary
Frank Aronoff, Treasurer
Gene Levy, Director
- Eric Fordyce, Platinum Management Group
- ABSENT** None
- CALL TO ORDER** The meeting was called to order by the Gary Bittner, President, at 6:30 P.M. with quorum of the Directors present.
- OPEN FORUM** There were nineteen (19) homeowners in attendance. Homeowners brought to the Board's attention questions regarding violations, re-piping and painting loan/projects, using round-up, street repairs, 5 year statute limitation, IDR process, earthquake insurance and patrol service.
- COMMITTEE REPORTS**
- Landscape Committee – Marlene Eckstein, Landscape Chairperson, provided the Board of Directors an update and recommendations.
- Maintenance Committee – Gene Levy, Maintenance Chairperson, provided recommendations regarding the Carasso Construction proposals provided to the Board for review.
- Communication Committee – Mark Badran, Chairperson, provided an update regarding the association's website (www.theterraceatcanyonhills.com).
- Architectural Committee – Architectural applications were reviewed.
- EXECUTIVE SESSION DISCLOSURE**
- In accordance with California Civil Code 4935(e), an executive session Board Meeting was held before the regular session Board Meeting on July 31, 2019 and the following topics were reviewed:
- A. Approved the June 27, 2019 Executive Meeting Minutes;
 - B. Legal Letter Review
 - C. Reviewed the June 30, 2019 Delinquency Report
 - D. Member Discipline

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**TREASURER'S
REPORT**

As the June 30, 2019 Financial Statement, the Operating Account reflects a year to date revenue of \$61,388.76 and a year to date expenditures of \$43,779.87.

The association also contributes \$30,182 a month to the Reserve Account per the approved annual budget. These funds are for future capital improvements and replacement components per the reserve study. The total Reserve Funds as of June 30, 2019 are \$1,045,424.49.

**CONSENT
CALENDAR**

The Board of Directors reviewed the consent calendar below. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levy to approve the items on the consent calendar as presented. The motion passed unanimously.

- A. Approval of the June 27, 2019 Board of Directors Meeting Minutes
- B. Acceptance of the June 30, 2019 Financials

NEW BUSINESS

A. New Nuisance Rule Review

At the May and June board meetings, the Board of Directors reviewed a recommendation to approve and adopt a Nuisance Rule for the association. Following review and discussion, it was the general consent of the Board of Directors to table this topic to the next board meeting.

NEW BUSINESS

A. Landscape Improvement/Tree Trimming Inspection Proposals and Correspondence

1. The Board of Directors reviewed a Magnolia Arboricultural Assessment submitted by Environmental Design Associates for the assessment of the magnolia trees located near 312-315 San Nicholas. The report recommends removing the turf around the trees as the turf requires more irrigation and damaging the magnolia trees. Following review and discussion, a motion was made by Gary Bittner and seconded by Mark Badran to approve the assessment and have the turf removed from around the trees. The motion passed unanimously.
2. The Board of Directors reviewed a proposal submitted by Quezada Pro Landscape for June landscape renovations in the amount of \$808.50 and July landscape renovations in the amount of \$702.25 for common area landscaping improvements. Following review and discussion, it was the general consent of the Board of Directors to approve both proposals as presented.
3. The Board of Directors reviewed a 3-year schedule for community wide tree trimming submitted by Quezada Pro Landscape in the amount of \$17,990.00. The 3-year schedule outlines that all trees in the community do not need to be trimmed every year. Following review and discussion, a motion was made by Frank Aronoff and seconded by Gary Bittner to

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approve the proposal as presented. The motion passed 4-1 with David Golbahar against.

B. Common Area Improvement Proposals

The Board of Directors reviewed a proposal submitted by Carasso Construction for the July maintenance inspection punch list regarding a variety of repairs to the common area of the 100 Circle. Following review and discussion, a motion was made by Gary Bittner and seconded by Gene Levy to approve the proposal as presented. The motion passed unanimously.

C. Architectural Committee Decision Update

The Board of Directors reviewed an updated committee decision spreadsheet provided by The Architectural Committee. Following review and discussion, it was the general consent of the Board of Directors to take no further action.

D. Additional Pool Monitoring

The Board of Directors reviewed a proposal from the current patrol company, Elite Enforcement, to close down the pool at 10:30pm on Thursdays, Fridays and Saturdays in the amount of \$195.00 per month. Following review and discussion, it was the general consent of the Board of Directors to table this topic and see if there is an improvement with the pool/spa lights shutting off at 10:30pm.

E. Architectural Application Appeal Review/Correspondence

The Board of Directors reviewed and discussed the following items:

1. Architectural Committee Resignation - Following review and discussion, it was the general consent of the Board of Director to take no further action at this time.
2. Architectural Committee - Removal / Appointment - Following review and discussion, it was the general consent of the Board of Directors to not appoint a new member until the membership was notified of the open positions. Also, it was the majority vote of the Board of Directors to remove David Golbahar from the Architectural Committee.

The Board of Directors reviewed the correspondence regarding architectural appeals from the Architectural Committee's decision

1. 101 Santa Rosa – Patio Encroachment
2. 103 Santa Rosa – Shell Décor
3. 106 Santa Rosa – Brick Pavers Patio Extension
4. 114 Santa Rosa – Rain Barrel, Stairs and Pavers
5. 118 Santa Rosa – Flagstones, Arches, Bench, Trellis
6. 123 Santa Rosa – Balcony Lighting
7. 228 Santa Rosa – Items in Common Areas
8. 313 San Nicholas – Screen Door
9. 409 San Nicholas – Screen Door
10. 601 San Nicholas – Security Camera, Ring Doorbell, Décor
11. 603 San Nicholas – Flagstone in Common Area Landscape

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12. 612 San Nicholas – Screen Door
13. 614 San Nicholas – Patio Encroachment
14. 615 San Nicholas – Potted Plants in Center Courtyard

Following review and discussion, a motion was made by Gary Bittner and seconded by Frank Aronoff to deny all appeals and take no further action at this time until the Board of Directors and Membership had an opportunity to reinstate the CC&R's. The motion passed 3-2 with Gene Levy and David Golbahar against.

F. Renewal of Association's Website Domain Name

The Board of Directors reviewed correspondence regarding the association's website domain name "theterraceatcanyonhills.com" automatic renewal for another 2 years on August 29, 2019 in the amount of \$27.90. Following review and discussion, it was the general consent of the Board of Directors to approve the renewal as presented.

G. Concrete Pool Deck Replacement Proposals

The Board of Directors reviewed proposals to replace both concrete pool decks submitted by Carasso Construction, MCC Construction and Alan Smith Pools. Following review and discussion, it was the general consent of the Board of Directors to table the proposals.

H. Asphalt/Concrete Repairs/Replacement Proposals

The Board of Directors reviewed proposals submitted by Rose Paving and NPG Asphalt to repair and replace the concrete swales and asphalt throughout the community. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

I. Wrought Iron Fence Replacement Proposals

The Board of Directors reviewed proposals submitted by Carasso Construction, MMC Construction and Fence Menders to replace the remaining wrought fencing to a metalized fence. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

J. Siding, Trim, Fascia, and Beam Replacement Proposals

The Board of Directors reviewed proposals submitted by Carasso Construction and MCC Construction to replace siding, trim, fascia and beam replacement throughout the community. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

K. Community Wide Re-Pipe Proposals / Plumbing Repairs Costs / Correspondence

The Board of Directors reviewed owner correspondence regarding community re-pipe project and a breakdown of actual plumbing repairs and interior repairs since PMG started in April 2018. Following review and discussion, it was the general consent of the Board of Directors that no further action was required.

The Board of Directors reviewed proposals submitted by AMA Repiping, Ameri-Cal Repipe and Severson Plumbing to re-pipe the entire community

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with PEX piping. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

L. Re-Pipe Project Management Proposal

The Board of Directors reviewed proposals submitted by Ross Construction Management to be the project / construction manager to oversee and manage the re-pipe the entire community. Following review and discussion, it was the general consent of the Board of Directors to table the proposal.

M. Homeowner Correspondence/Discussion

The Board of Directors held discussion on the following topics:

1. Owner correspondence regarding architectural violation and Board Members. No further action was required.
2. Owner occupied report that there are 55 non-occupied owner units. No further action was required.

ADJOURN

There being no further business, the meeting was adjourned at 11:45 P.M.

THE BOARD OF DIRECTORS APPROVED THESE MEETING MINUTES AT THE AUGUST 22, 2019 BOARD MEETING.