

**The Terraces at Canyon Hills Homeowners Association  
Board of Directors Meeting  
May 28, 2015**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Brisa del Lago II will be held on **Thursday, May 28, 2015**. The Meeting will be called to order at 6:00 p.m. at the offices of Accell Property Management, Inc., 23046 Avenida de la Carlota, Suite 700, Laguna Hills, California.

- I. **Call to Order**
- II. **Review & Approve Agenda**
- III. **Executive Session**
  - A. **Approval of Executive Session Meeting Minutes**
    - 1. April 23, 2015
  - B. **Member Discipline & Enforcement of Governing Documents**
    - 1. Homeowner Correspondence Regarding Various Issues
  - C. **Payments of Assessments & Delinquent Accounts**
    - 1. The Judge Law Firm Correspondence
    - 2. Lien Invoice
    - 3. Late Fee Reminder and Interest Charges
    - 4. Late Fee Waiver Request
  - D. **Formation of Contracts**
    - 1. W.B. Star Proposal
  - E. **Litigation or Consideration of Litigation – No Business Pending**
  - F. **Legal Opinions & Legal Guidance – No Business Pending**
- IV. **Homeowner Open Forum**
- V. **Landscape Committee**
- VI. **Regular Session - Board Actions**
  - A. **Approval of Regular Session Minutes**
    - 1. April 9, 2015
    - 2. April 23, 2015
  - B. **Consent Calendars & Resolutions**
    - 1. Delinquency Policy Worksheet
    - 2. Landscape Committee Reminder
  - C. **Maintenance & Service Proposals**
    - 1. Monthly Pool Service Proposals
    - 2. W.B. Star Proposal
    - 3. Elite Enforcement Security Solutions, Inc. Proposal
    - 4. Patrol Masters Post Orders
  - D. **Administrative & Operating Requests and Actions**
    - 1. Master Association Correspondence
    - 2. Asphalt/Roadways/Concrete Discussion
    - 3. Tree Maintenance Discussion
    - 4. Painting/Siding/Railings Discussion
    - 5. New Exterior Light Fixture Discussion
    - 6. New Pool Service Discussion
    - 7. Replacement of Pool Heaters
    - 8. Earthquake Insurance Discussion
    - 9. Rule Enforcement Discussion
    - 10. Garage Door Painting Discussion
    - 11. Signs Discussion
    - 12. Electric Vehicle Charging Discussion
    - 13. Annual Calendar
    - 14. Communication Worksheet
    - 15. Landscape Concerns Correspondence Membership Roster Correspondence
    - 16. Vehicle Safe List Request
    - 17. Reimbursement Request
    - 18. BBQ Concerns
    - 19. Service Request Submission
    - 20. FHA Approval Correspondence
    - 21. Pool Lighting Correspondence
  - E. **Architectural Matters – No Business Pending**
  - F. **Financial Action**
    - 1. Financial Statements Memorandum
- VII. **Review of Association Current Financial Reporting**
  - A. Financial Report for the Periods Ending March 31, 2015 and April 30, 2015
- VIII. **New Business**

*Pursuant to California Civil Code Section 4930(d), the Board may address matters of new business only after making a finding that the matter involves circumstances that could not have been reasonably foreseen, and which of necessity make it impracticable to provide prior notice as required by the California Civil Code.*

IX.

**Adjournment**

1. Next Meeting – June 23, 2015
2. Motion to Adjourn