

THE TERRACES AT CANYO HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING NOTICE / AGENDA
FEBRUARY 23, 2026
12:30 PM Regular Session
VIRTUAL – ZOOM MEETING – (669) 444-9171
Meeting ID 834 9061 6936 / Password 968125

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 January 16, 2026 Board Meeting Minutes
- B. Acceptance of the January 31, 2026 Financials
- C. Ratifications

VII. NEW BUSINESS

- A. Insurance Discussion & Proposal
- B. Plumbing Repair Proposals – 321 San Nicholas
- C. Tree Removal & Trimming Proposals
- D. Roof Repair Proposals – Multiple Units
- E. Downspout Repair Proposals – Multiple Units
- F. Deck Repair Proposals – 511 San Nicholas
- G. Inspector of Election Proposals
- H. Pressure Regulator Repair Proposal – Multiple Units
- I. Termite Inspection Proposal – 614 San Nicholas
- J. Architectural Guideline Amendment of Front Door Policy – Approval
- K. Board Member / Homeowner Correspondence, Concerns
 - 1. Roof Vendor Discussion
 - 2. 111 Skylight Installation
 - 3. Little Free Library Donation Announcement

VIII. NEXT BOARD MEETING – MARCH 20, 2026

IX. ADJOURN

**THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MEETING NOTICE / AGENDA
FEBRUARY 23, 2026
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 January 16, 2026 Executive Board Meeting Minutes

III. NEW BUSINESS

- A. None

IV. DELINQUENCY

- A. Delinquency Report

V. ADJOURN