

**THE TERRACES AT CANYO HILLS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**MEETING NOTICE / AGENDA**  
**MARCH 20, 2026**  
**12:30 PM Regular Session**  
**VIRTUAL – ZOOM MEETING – (669) 444-9171**  
**Meeting ID 816 7790 2294 / Password 551743**

**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 February 23, 2026 Board Meeting Minutes
- B. Approval of the February 27, 2026 Board Meeting Minutes
- C. Acceptance of the February 28, 2026 Financials
- D. Ratifications

**VII. NEW BUSINESS**

- A. Reserve Study Approval for Budget
- B. Proposed Draft 2026/2027 Budget
- C. Annual Policy Statements and Annual Budget Report Approval
- D. Plumbing Repair Proposal – 321 San Nicholas
- E. Roof / Gutter Repair Proposals
- F. BBQ Purchase and Installation Proposal
- G. Seasonal Cleaning Proposal
- H. Pressure Regulator Proposal
- I. Storm Drain Cleaning Proposal
- J. Board Member / Homeowner Correspondence, Concerns
  - 1. 54,500.00 Due To Reserves from February
  - 2. Tree Removal / Trimming Update
  - 3. New Website Announcement
  - 4. Front Door Rule Change Update
  - 5. 306 San Nicholas – Request to Waive Pool Key Fee

**VIII. NEXT BOARD MEETING – APRIL 17, 2026**

**IX. ADJOURN**

**THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MEETING NOTICE / AGENDA  
MARCH 20, 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 February 23, 2026 Executive Board Meeting Minutes

**III. NEW BUSINESS**

- A. Violation Correspondence  
B. Police Incident Discussion

**IV. DELINQUENCY**

- A. Delinquency Report

**V. ADJOURN**