

THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 2026
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 Friday, February 27, 2026 at 12:30 P.M. at by Zoom.

PRESENT Dallis Nicole Cavallaro, President
Kyle Schneider, Vice President
Marissa Meyer, Secretary

Kameron Thissell, Platinum Management Group

ABSENT Brian Greenwald, Director
Christopher Jay Rugayan Torres, Treasurer

CALL TO ORDER The meeting was called to order at 12:34 P.M. with quorum of the Directors present.

OPEN FORUM There were Five (5) homeowners present at the meeting. The topics discussed were architectural applications and tree removals.

REPORTS **Fire Wise Committee** - Fire Wise requested that the Firewise Flyer be E-blasted to the community.
Architectural Committee - the Committee reviewed and approved 620 San Nicholas camera application.
Landscape Committee - No recommendations given.

**EXECUTIVE
SESSION
DISCLOSURE**

In accordance with the California Civil Code 4935(e), an executive session Board Meeting was held before the regular session Board Meeting on February 23, 2026 and the following topics were reviewed:

- A. Approval of the January 16, 2026 Meeting Minutes
- B. Delinquency Report

**TREASURER'S
REPORT**

As of the January 31, 2026 Financial Statement, the Operating Account reflects a year-to-date revenue of \$1,049,949.67 and a year-to-date expenditure of \$753,791.56.

The association also contributes \$54,500.00 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 January 31, 2026 are \$550,987.82.

The association will not be able to contribute the regular Reserve Contribution of \$54,500.00 this month but will be shown as a due to amount in the February financials until funds are available to complete those transfers.

**THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 2026 – PAGE 2**

Total Accounts Receivables as of January 31, 2026 are \$38,640.62.

**CONSENT
CALENDAR**

The Board of Directors reviewed the consent calendar below.

- A. Approval of the January 16, 2026 Board Meeting Minutes. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Marissa Meyer to approve the minutes as presented. The motion passed unanimously.
- B. Acceptance of the January 31, 2026 Financials. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Kyle Schneider to approve the financials as presented. The motion passed unanimously.
- C. The Board of Directors reviewed ratifications as follows:
 1. New Lower Pool BBQ - \$2,256.45. Following review and discussion, it was the general consent of the Board of Directors to table the approval as a different BBQ might need to be installed in the location of the current BBQ altering the total amount charged to the association.
 2. Spa Thermometer & Life Ring - \$556.00
 3. Pressure Regulator Repair - \$1,935.53
 4. 518 Gutter Repair - \$550.00Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Marissa Meyer to approve the 2-4 ratifications as seen above. The motion passed unanimously.

NEW BUSINESS

- A. Plumbing Repair Proposal-321 Santa Rosa

The Board of Directors reviewed a proposal submitted by 4 Star plumbing to and Severson Plumbing to repair the line at 321 San Nicholas Court. Following review and discussion, it was the general consent of the Board of Directors to table the proposals for the March 2026 meeting.
- B. Tree Removal & Trimming Proposal

The Board of Directors reviewed proposals submitted by South County Landscape for more tree removals and tree trimming as follows:

 1. Removal of 21 Trees - \$10,500.00
 2. Trim 221 Trees - \$30,240.00Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Marissa Meyer to approve both proposals as presented. The motion passed unanimously.
- C. Roof Repair Proposal

The Board of Directors reviewed proposals submitted by Antis Roofing and American Supreme Roofing to perform roofing repairs as follows:

 1. 213 Santa Rosa & 610 San Nicholas – water test Antis Roofing - \$495.00 per water test. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Marissa Meyer to approve the water test for each unit with an NTE of \$495.00. The motion passed unanimously.
 2. 501 San Nicholas Court – Gutter Repairs submitted by Antis and American Roofing. Following review and discussion, it was the general consent of the Board of Directors to table the proposals and request Management to obtain the scope of work from American Supreme Roofing.

**THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 2026 – PAGE 3**

3. 509 San Nicholas Court – Gutter Repairs submitted by Antis and American Roofing. Following review and discussion it was the general consent of the Board of Directors to table the proposals and request Management to obtain the scope of work from American Supreme Roofing.
4. 511 San Nicholas Flat Roof Repair – American Supreme Roofing - \$4,800.00. Following review and discussion, it was the general consent of the Board of Directors to table the proposals and request Management to obtain proposals from Jim Murray Roofing and Antis Roofing.
5. 612 & 613 San Nicholas Court Roof Repair – Antis Roofing - \$11,304.25. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Marissa Meyer to approve the proposal as presented. The motion passed unanimously.

D. Downspout Repair Proposals

The Board of Directors reviewed downspout proposal repairs submitted by Southworth Construction as follows:

1. 410 San Nicholas - \$225.00. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Marissa Meyer to approve the proposal as presented. The motion passed unanimously.
2. 108 Santa Rosa - \$535.00. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Kyle Schneider to deny the proposal as presented. The motion passed unanimously.

E. Deck Repair Proposal

The Board of Directors reviewed proposals submitted by PacWest, Edify and Synergy to repair the deck at 511 San Nicholas Court. Following review and discussion, a motion was made by Kyle Schneider and seconded by Marissa Meyer to approve the proposal submitted by Synergy in the amount of \$2,135.00 and presented. The motion passed unanimously.

F. Inspector of Elections Proposal

The Board of Directors reviewed proposals submitted by HOA election Guys and Accurate Voting to perform the 2026 Inspector of Election duties. Following review and discussion a motion was made by Dallis Cavallaro and seconded by Kyle Schneider to approve HOA Election Guys in the amount of \$1,212.20 with a decrease to \$756.00 if acclimation applies. The motion passed unanimously.

G. Pressure Regulator Repair Proposal

Enclosed is a proposal submitted by Partners Plumbing to repair the pressure regulators and shut off valves per the inspection they conducted in the amount of \$24,974.16. Following review and discussion, it was the general consent of the Board of Directors to table this proposal for the next meeting.

H. Termite Inspection Proposal – 614 San Nicholas

Enclosed is a termite inspection report submitted by Accurate Termite to treat the garage rafters at 614 San Nicholas in the amount of \$435.00. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Marissa Meyer to approve the proposal as presented. The motion passed unanimously.

**THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 27, 2026 – PAGE 4**

I. Board / Management & Homeowner Request & Comments

The Board of Directors reviewed the Architectural Guideline changes proposed by the Architectural committee for the Front Door Replacements to be mailed out to Membership for the 28-day review. Following review and discussion, a motion was made by Dallis Cavallaro and seconded by Kyle Shneider to approve the changes to be mailed out for the 28-day review. The motion passed unanimously.

**NEXT BOARD
MEETING**

The next board meeting will be held on March 20, 2025.

ADJOURN

There being no further business, the meeting was adjourned at 2:18 P.M.

**THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THE MARCH
20, 2026 MEETING**