

THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 17, 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, April 17, 2026 at 12:30 P.M. at by Zoom.

PRESENT Dallis Nicole Cavallaro, President
Kyle Schneider, Vice President
Marissa Meyer, Secretary
Brian Greenwald, Director
Christopher Jay Rugayan Torres, Treasurer

Kameron Thissell, Platinum Management Group

ABSENT None

CALL TO ORDER The meeting was called to order at 12:37 P.M. with quorum of the Directors present.

OPEN FORUM There were three (3) homeowners present at the meeting. The topics discussed were Audit, Budget, Window Cameras, and No Trespassing Signs.

**COMMITTEE
REPORTS**

Architectural Committee – Recommendations/Reports
The Committee reviewed the following architectural applications.

1. 306 San Nicholas – Security camera was denied
2. 121 Santa Rosa- Plants were approved
3. 406 San Nicholas - New Windows were approved. External Wall Light was denied.
4. 321 Santa Rosa – Dutch Door was denied

**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 March 20, 2026 and the following topics were reviewed:

- A. Approval of the March 20, 2026 Executive Board Meeting Minutes
- B. Neighbor Complaints
- C. Election Rules – Redline Discussion
- D. Delinquency Report

**TREASURER'S
REPORT**

As of the March 31, 2026 Financial Statement, the Operating Account reflects a year-to-date revenue of \$1,308,513.90 and a year-to-date expenditure of \$1,351,322.63.
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 March 31, 2026 are \$574,350.61.

**THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

April 17, 2026 – PAGE 2

Total Accounts Receivables as of March 31, 2026 are \$42,652.92.

**CONSENT
CALENDAR**

The Board of Directors reviewed the consent calendar below.

- A. Approval of the March 20, 2026 Board Meeting Minutes. Following review and discussion, a motion was made by Dallis Nicole Cavallaro and seconded by Brian Greenwald to approve the Meeting Minutes as presented. The motion passed unanimously.
- B. Acceptance of the March 31, 2026 Financials. Following review and discussion, a motion was made by Dallis Nicole Cavallaro and seconded by Brian Greenwald to accept the Financials as presented. The motion passed unanimously.
- C. New Ratifications:
 1. Guest Parking Line Repair - \$800.00
 2. No Trespassing Signs - \$75.43
 3. Install Traffic Signs - \$285.00
 4. Dog Waste Lid - \$59.99

Following review and discussion, a motion was made by Dallis Nicole Cavallaro and seconded by Brian Greenwald to approve the Ratifications as presented. The motion passed unanimously.

NEW BUSINESS

A. Proposed Draft 2026/2027 Budget

The Board of Directors reviewed the draft of the 2026/2027 Budget Report. Management is suggesting a 4% increase, bringing the monthly assessment up to \$891.42. Following review and discussion, a motion was made by Dallis Nicole Cavallaro and seconded by Marissa Meyer to approve the Budget without an increase. The motion passed unanimously.

B. Deck Repair – 121 Santa Rosa

The Board of Directors reviewed a proposal submitted by Synergy in the amount of \$1,613.00 to repair deck issues at 121 Santa Rosa. Following review and discussion a motion was made by Dallis Nicole Cavallaro and seconded by Marissa Meyer to approve the proposal as presented. The motion passed unanimously.

C. Roof/Gutter Repair Proposals

1. 501 San Nicholas Court – Gutter Repairs

The Board of Directors reviewed the proposals submitted by Antis Roofing in the amount of \$1,490.00, and from American Supreme Roofing in the amount of \$950.00. Following review and discussion, a motion was made by Kyle Schneider and seconded by Marissa Meyer to approve the proposal from American Supreme roofing in the amount of \$950.00. The motion passed unanimously.

2. 509 San Nicholas Court – Gutter Repairs

The Board of Directors reviewed the proposals submitted Antis Roofing in the amount of \$1,880.00 and from American Supreme Roofing in the amount of \$950.00. Following review and discussion, a motion was made by Kyle Schneider and seconded by Marissa Meyer to approve the proposal from American Supreme Roofing in the amount of \$950.00. The motion passed unanimously.

**THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

April 17, 2026 – PAGE 3

3. 511 San Nicholas Court – Detached Garage Flat Roof.
The Board of Directors reviewed proposals submitted by American Supreme Roofing in the amount of \$4,800.00, Jim Murray Roofing in the amount of \$4,984.00, and from Antis Roofing in the amount of \$7,150.00. Following review and discussion, a motion was made by Dallis Nicole Cavallaro and seconded by Kyle Schneider to approve the proposal from American Supreme Roofing in the amount of \$4,800.00. The motion passed unanimously.
4. 628 San Nicholas Court – Gutter Repairs
The Board of Directors reviewed the proposal submitted by Antis Roofing in the amount of \$1,490.00. Following review and discussion, it was the general consent of The Board of Directors to table the proposal until American Supreme Roofing can provide a proposal in May.
5. 301 San Nicholas Court – Roof Repair
The Board of Directors reviewed the proposals submitted by Antis Roofing in the amount of \$495.00 for water testing only, before they are able to give an accurate proposal for roof repairs and from Jim Murray Roofing in the amount of \$3,149.00 for roof repairs. Following review and discussion, it was the general consent of the Board of Directors to table until May so ARS can provide a proposal.
6. 213 Santa Rosa – Gutter Repairs
The Board of Directors reviewed the proposals submitted by Antis Roofing in the amount of \$1,890.00. Jim Murray Roofing declined to bid and American Supreme Roofings proposal was not received. Following review and discussion, it is the general consent of The Board of Directors to table until May so ARS can provide a proposal.

D. Plumbing Repair – 321 San Nicholas

The Board of Directors reviewed the proposals submitted by Severson Plumbing in the amount of \$10,840.00, 4 Star Plumbing in the amount of \$25,600.00, and from Partners Plumbing in the amount of \$6,935.00 to repair the drain line at 321 San Nicholas Court. Management was able to confirm with the water district that it is the HOA responsibility. Following review and discussion, it was the general consent of The Board of Directors to table until proposals for asphalt repairs are received in May.

E. Pool Repair Proposals

The Board of Directors reviewed proposals submitted by CE Pools as follows:

1. Upper Pool Spa Jet Timer in the amount of \$232.00
2. Lower Pool Life Ring in the amount of \$286.00.

Following review and discussion, it was the general consent of The Board of Directors to approve each proposal as presented.

F. Termite Treatment Proposal

The Board of Directors reviewed a proposal submitted by Accurate Termite to treat 102 San Nicholas. Association responsible items are 2A, 2B and possibly 3D & 4A if the source of the source of the fungus is found, we will then know who's responsibility it is. Following review and discussion, a motion was made by Dallis Nicole Cavallaro and seconded by Christopher Jay Rugayan Torres to approve only 2A and 2B. The motion passed unanimously.

**THE TERRACE AT CANYON HILLS HOMEOWNERS' ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

April 17, 2026 – PAGE 4

G. Low Profile Light Proposals

The Board of Directors reviewed a proposal submitted by All Pro Electric to purchase and install alternative lighting options for the lights on the side of the homes with a low profile. Option #1 in the amount of \$294.30ea and option #2 in the amount of \$282.90ea. Following review and discussion it was the general consent of The Board of Directors to approve option #1 in the amount of \$294.30ea and to also allow homeowners to install the lights at their own expense. The 406 light fixtures will be used at the upper pool area. The motion passed unanimously.

H. Strom Drain Cleaning Proposal

The Board of Directors reviewed the proposal submitted by Untied Storm Water in the amount of \$4,221.00 to clean out the clogged storm drain on San Nicholas. Following review and discussion, it was the general consent of the Board of Directors to table until May.

I. BBQ Purchase and Installation Proposal

The Board of Directors reviewed a proposal submitted by Backyard Expressions to purchase and install a new BBQ at the lower pool in the amount of \$3,651.44. Following review and discussion a motion was made by Dallis Nicole Cavallaro and seconded by Christopher Jay Rugayan Torres to approve the proposal. The motion passed unanimously.

J. Architectural Front Door Guideline Amendment – Adoption

At the February 23, 2026 board meeting, The Board of Directors approved the proposed architectural guideline amendment to be mailed to the ownership for the required 28- day ownership review. The Board of Directors reviewed the proposed amendments to be adopted. Following review and discussion, a motion was made by Dallis Nicole Cavallaro and seconded by Kyle Schneider to approve the amendments. The motion passed unanimously.

K. Board / Homeowner Request, Concerns and Comments

1. New Website Announcement. The Board announced the new website for the community. No further action was required.
2. CAMP Program with ProTec Discussion. Following review and discussion, it was the general consent of the Board of Directors to take no further action.

**NEXT BOARD
MEETING**

The next board meeting will be held on May 15, 2026.

ADJOURN

There being no further business, the meeting was adjourned at 2:34 P.M.

**THESE MINUTES HAVE BEEN APPROVED ON THE APRIL 17, 2026 MEETING MINUTES
BY THE BOARD OF DIRECTORS**