

**UPPER TERRACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AGENDA**

**SEPTEMBER 7, 2017 – 6:00 pm
3312 N. YAGER WAY, WESTLAKE VILLAGE, CA**

I. CALL TO ORDER/ROLL CALL

II. APPROVAL OF MINUTES

III. HOMEOWNER COMMENTS

IV. TREASURER’S REPORT – July 2017 financial

V. BOARD BUSINESS

A. LANDSCAPE

1. 3307 / 3309 Meadow Oak - irrigation changes completed. Proposal to plant slope.
2. 3323 Yager Way – manager has spoken with owner and advised her that slope was planted in July.
3. 3440 Twin Lake Ridge – bushes have been trimmed per homeowner request.
4. 32305 Tempe Way – owner concerns
Proposal to trim 5 and remove 1 tree, Proposal to replace grass
5. 32364 Saddle Mtn.
6. 32373 Saddle Mtn. – request for Association to share in cost of replacing plants and request to upgrade irrigation at 32448 and 32411 Saddle Mtn.
7. 32448 Saddle Mtn. – owner requesting large bushes be trimmed. Proposal to do so

B. NEW ‘TERRACES’ SIGN AT ENTRANCE – Board to discuss possible contribution.

C. PROPOSED 2018 BUDGET – ready for changes and/or approval

D. RESERVE STUDY –proposal for required 3 year study

VI. ADJOURNMENT TO EXECUTIVE MEETING

EXECUTIVE SESSION AGENDA
Immediately Following Regular Session

I. CALL TO ORDER / ROLL CALL

II. APPROVAL OF MINUTES

- A. Minutes of June 15, 2017 meeting

III. ITEMS TO REVIEW/DISCUSS

- A. Delinquency report – September 2017

IV. ADJOURNMENT