



CANYON CREEK HOMEOWNERS ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: Tuesday, May 21st, 2024

TIME: 6:30 P.M. Executive | 7:00 P.M. General

LOCATION: OPTIMUM IRVINE OFFICE & VIA ZOOM

PH #346-248-7799

MEETING ID: 848 9170 3344 | PASSCODE: 782782

Civil Code §4930: The Board may not discuss or act on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (a) of Section 4920.

EXECUTIVE SESSION

Pursuant to Civil Code §4935(a) an Executive Session will be held prior to the General Session to consider any of the following: litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon member's request, regarding the member's payment of assessments, as specified in Section 5665. This is a closed meeting and is not open to owners unless specifically agreed to by the Board per Civil Code §4925(a).

- I. DECLARATION OF QUORUM / CALL TO ORDER 6:30 P.M.**
- II. CONTRACTS**
- III. DELINQUENCIES**
- IV. HEARINGS / NON-COMPLIANCE**
- V. LEGAL**
- VI. MINUTES**
- VII. ADJOURN EXECUTIVE SESSION 7:00 P.M.**

GENERAL SESSION

- I. DECLARATION OF QUORUM / CALL TO ORDER 7:00 P.M.**
- II. EXECUTIVE SESSION DISCLOSURE**

Civil Code §4935(e): Any matter discussed in executive session shall be generally noted in the minutes of the immediately following meeting that is open to the entire membership.

III. **HOMEOWNER FORUM (15 Minutes)**

(3 minutes per member / 15 minutes maximum)

Civil Code §4925(b), 5000(b): The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.

IV. **COMMITTEE REPORTS**

- A. Architectural
 - a. Architectural Report
- B. Landscape
 - a. Committee Report
 - b. Monarch Report
 - c. Park West Report
 - d. Park West Proposal – March Punch List
 - e. Park West Proposal – Tree Care Plan
 - f. Park West Proposal – Entrance Mulch
 - g. Park West Proposal – Tot Lot
- C. Community Facilities
 - a. Committee Report

V. **SECRETARY'S REPORT / MINUTES**

- A. 04/09/24 General Session

VI. **TREASURER'S REPORT / FINANCIALS**

- A. 03/31/24 Financial Statement
- B. 04/30/24 Financial Statement
- C. Reserves Funding – CD
- D. Adopt Draft Audit FYE 2023
- E. Reserve Study Proposals FY 01/01/25 to 12/31/25
- F. Tax & Audit Proposals FY 01/01/24 to 12/31/24
- G. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

VII. **LIEN RESOLUTIONS**

VIII. **GENERAL BUSINESS**

- A. Adopt Dispute Resolution and Collection Policies
- B. Novatech Proposal – Cameras
- C. Canyon Creed Pedestrian Exit on La Dera
- D. Tot Lot Proposals
- E. Asphalt Repairs
- F. Maintenance Responsibility Checklist

IX. **ITEMS NEEDING IMMEDIATE ACTION**

Before discussing any item not on the posted Agenda pursuant to Civil Code §4930(d), the Board shall openly identify the item to the members in attendance at the meeting.

X. **NEXT MEETING**

The next meeting of the Board of Directors will be held on **Tuesday, June 18, 2024, at 6:30 pm Executive Session and 7:00 pm General Session** at the Optimum Professional Property Management, 230 Commerce, Suite 250, Irvine, CA 92602

XI. **ADJOURN GENERAL SESSION**

8:30 P.M.

MAKING A DIFFERENCE TOGETHER



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