



# CANYON CREEK HOMEOWNERS ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE: Tuesday, July 16, 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**

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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).

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

## **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
  - C. Social Committee
    - a. Committee Report
- V. SECRETARY'S REPORT / MINUTES**
- A. 06/18/24 General Session
- VI. TREASURER'S REPORT / FINANCIALS**
- A. 05/31/24 Financial Statement
  - B. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502
- VII. LIEN RESOLUTIONS**
- VIII. GENERAL BUSINESS**
- A. Tot Lot Proposals
  - B. Asphalt Repairs
  - C. Canyon Creed Pedestrian Exit on La Dera
  - D. Community Cameras
- 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, August 20, 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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