



# CANYON CREEK HOMEOWNERS ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE: Tuesday, August 20, 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. Monarch Proposal – Project Management – Hicks Canyon
  - e. Park West Proposal – Hicks Canyon
  - f. Monthly Landscape Proposal (2)
- C. Social Committee
  - a. Committee Report
- D. Holiday Lighting Committee
  - a. Review

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

- A. 07/16/24 General Session

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

- A. 06/30/24 Financial Statement
- B. 07/31/24 Financial Statement
- C. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

**VII. LIEN RESOLUTIONS**

**VIII. GENERAL BUSINESS**

- A. Personal Touch Proposal – Seasonal Cleaning
- B. Board of Directors Email Maintenance
- C. Legal Counsel Proposals (5)
- D. Owner Request – 5 Vispera – POD
- E. Owner Request – 7 Puerto – Boat Parking
- F. Community Cameras Proposals (2)

**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, September 16, 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**



Prepared by: Charles Linder, CMCA®

Phone: (714) 508-9070 Ext. 295 | Email: [clinder@optimumpm.com](mailto:clinder@optimumpm.com)