

# CANYON CREEK HOMEOWNERS ASSOCIATION

## NOTICE & AGENDA BOARD OF DIRECTORS MEETING

**DATE: TUESDAY, SEPTEMBER 17, 2024**

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

**LOCATION: VIA ZOOM**

**Call (346) 248-7799**

**MEETING ID: 819 4504 4143 | PASSCODE: 174812**

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**
  - A. Park West Landscape ~ Monthly Landscape Service Increase Notice (FYI)
  - B. Monarch Environmental ~ Monthly Service Increase Notice (FYI)
- III. DELINQUENCIES**
  - C. A/R Aging Report 08/31/2024
- IV. HEARINGS / NON-COMPLIANCE**
- V. LEGAL**
- VI. MINUTES**
  - A. 08/20/24 Executive Session
- 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 08/31/24
- B. Landscape
  - a. Committee Report
  - b. Park West Report
  - c. Monarch Report
- C. Social Committee
  - a. Committee Report
- D. Holiday Lighting Committee

### V. SECRETARY'S REPORT / MINUTES

- A. 08/20/24 General Session

### VI. TREASURER'S REPORT / FINANCIALS

- A. 08/31/24 Financial Statement (Previously Emailed)
- B. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

### VII. LIEN RESOLUTIONS

### VIII. GENERAL BUSINESS

- A. Personal Touch Proposal – End of Seasonal Cleaning  
To be paid from G/L #TBD
- B. Best Pool Service Proposal – Pool Pump Replacement  
\$2,521.13 To be paid from Reserve G/L # 36000 (Pool/Spa)
- C. California Christmas, Inc Proposal – Holiday Lighting  
\$3,050.00 To be paid from Operating G/L #70800 (Common Area: Holiday Décor)
- D. Automated Gate Services Proposal – Gate Keypad  
To be paid from G/L # TBD
- E. Community Cameras Proposals (2)
- F. Park West Landscape Increase Notice (FYI)
- G. Monarch Environmental Increase Notice(FYI)
- H. Legal Counsel Proposals - Interviews
- I. New Business

### 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, October 15, 2024, at 6:30 pm Executive Session and 7:00 pm General Session** via Zoom

### XI. ADJOURN GENERAL SESSION

**8:30 P.M.**

## MAKING A DIFFERENCE TOGETHER



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