

CANYON CREEK HOMEOWNERS ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: TUESDAY, OCTOBER 15, 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)
- III. DELINQUENCIES**
 - A. A/R Aging Report 09/30/2024
- IV. HEARINGS / NON-COMPLIANCE**
 - A. Hearing Report for Period Ending 09/30/24
 - B. Hearing: Exterior Maintenance
- V. LEGAL**
- VI. MINUTES**
 - A. 09/17/24 Executive Session
 - B. 09/18/24 Special Executive Session
 - C. 09/19/24 Special 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
- D. Holiday Lighting Committee

V. SECRETARY'S REPORT / MINUTES

- A. 09/17/24 General Session

VI. TREASURER'S REPORT / FINANCIALS

- A. 09/30/24 Financial Statement (Previously Emailed)
- B. Financial Investments ~ CD Rate Sheets
- C. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

VII. LIEN RESOLUTIONS

- A. APN #530-152-10 ACCT #78255221 \$2,007.88 as of 10/07/24

VIII. GENERAL BUSINESS

- A. Approve Proposed Budget FY 01/01/25 to 12/31/25
- B. RDA Reserve Study For FY 01/01/25 to 12/31/25
- C. Park West Proposal – Dethatching of Turf Areas
\$10,286.64 To be paid from G/L # TBD
- D. Park West Proposal – Removal and Replacement of Geraniums at Entrances
\$1,875.00 To be paid from G/L # TBD
- E. Park West Proposal –Mulch Installation at Planter Beds Near Pool/Tennis Area
\$1,275.00 To be paid from G/L # TBD
- F. Park West Proposal –New Plant Infill In Bare Areas Community-Wide
\$1,204.50 To be paid from G/L # TBD
- G. Park West Proposal –Ficus Trees Bark Banding at Entrances
\$380.00 To be paid from G/L # TBD
- H. Personal Touch Proposal – End of Seasonal Cleaning
To be paid from G/L #TBD
- I. Personal Touch Proposal –Power Washing Outside Pool Area
\$4,300.00 To be paid from G/L #TBD
- J. Gate Keypad Upgrade Proposals
- K. South Coast Fire Protection – Fire Extinguisher Service
- L. Legal Counsel Proposals
- M. Park West Landscape Increase Notice (FYI)
- N. 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, November 19, 2024, at 6:30 pm Executive Session and 7:00 pm General Session** via Zoom

XI. ADJOURN GENERAL SESSION

8:30 P.M.