



CANYON CREEK HOMEOWNERS ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: TUESDAY, NOVEMBER 19, 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**
- III. DELINQUENCIES**
 - A. A/R Aging Report 10/31/2024
- IV. HEARINGS / NON-COMPLIANCE**
- V. LEGAL**
- VI. MINUTES**
 - A. 10/15/24 Executive Session
 - B. 10/30/24 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 10/31/24
- B. Landscape
 - a. Committee Report
 - b. Monarch Report
- C. Social Committee
- D. Holiday Lighting Committee

V. SECRETARY'S REPORT / MINUTES

- A. 10/15/24 General Session

VI. TREASURER'S REPORT / FINANCIALS

- A. 10/31/24 Financial Statement (Previously Emailed)
- B. Approve Proposed Budget FY 01/01/25 to 12/31/25
- C. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502

VII. LIEN RESOLUTIONS

- A. APN #530-082-16 ACCT #78255231 \$996.04 as of 11/13/24
- B. APN #530-151-06 ACCT #78255205 \$996.04 as of 11/13/24

VIII. GENERAL BUSINESS

- A. Automated Gate Services Proposal –Quarterly Preventive Maintenance
\$365.00 per visit To be paid from G/L #70110 (Access Gate Repairs: Contract)
- B. Automated Gate Services Proposal –East Entrance Entry System Upgrade
\$9,285.00 To be paid from G/L #33320(Gates: Entry)
- C. Park West Proposal –Dethatching of Turf Areas
\$10,286.64 To be paid from G/L # TBD
- D. Park West Proposal –Hicks Canyon Renovation Proposal
To be paid from G/L #81900 (Legal Service)
- E. Nordberg DeNichilo Proposal –Legal Counsel Services
To be paid from G/L # TBD
- F. 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 **TBD, 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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