



CANYON CREEK HOMEOWNERS ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

DATE: TUESDAY, DECEMBER 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).

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| I. | DECLARATION OF QUORUM / CALL TO ORDER | 6:30 P.M. |
| II. | CONTRACTS | 6:35 P.M. |
| III. | DELINQUENCIES
A. A/R Aging Report 11/30/2024
B. Owner Request ~ Waive Fees
C. Owner Request ~ Waive Fees | 6:40 P.M. |
| IV. | HEARINGS / NON-COMPLIANCE | 6:45 P.M. |
| V. | LEGAL | 6:50 P.M. |
| VI. | MINUTES
A. 11/19/24 Executive Session | 6:55 P.M. |
| VII. | ADJOURN EXECUTIVE SESSION | 7:00 P.M. |

GENERAL SESSION

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| 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) 7:00 P.M.**
(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 7:45 P.M.**
A. Architectural
 a. Architectural Report 11/30/24
B. Landscape
 a. Committee Report
 b. Monarch Report
C. Social Committee
D. Holiday Lighting Committee
- V. SECRETARY'S REPORT / MINUTES 7:50 P.M.**
A. 11/19/24 General Session
- VI. TREASURER'S REPORT / FINANCIALS 7:55 P.M.**
A. 11/30/24 Financial Statement (Previously Emailed)
B. Board Resolution – Monetary Transfers Civil Code Sections 5380(b)(6) and 5502
- VII. LIEN RESOLUTIONS 8:00 P.M.**
- VIII. GENERAL BUSINESS 8:05 P.M.**
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. Automated Gate Services Proposal –East Entrance Entry System Upgrade
 \$6,245.00 To be paid from G/L #33320(Gates: Entry)
D. Park West Proposal –Dethatching of Turf Areas
 \$10,286.64 To be paid from G/L # TBD
E. Tot Lot Audit and Inspection Proposals (2)
F. Nordberg | DeNichilo Notice of Rates for 2025
G. Community Wide Mailbox Painting and Repair
H. New Business
- IX. ITEMS NEEDING IMMEDIATE ACTION 8:25 P.M.**
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 **January 21, 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



Prepared by: Juan Rangel, Community Manager
Phone: (714) 508-9070 Ext. 362 | Email: jrangel@optimumpm.com