

**Canyon Creek Homeowners Association  
Board of Directors Meeting Minutes  
April 28, 2003**

**CALL TO ORDER**

Upon due notice given and received President Shelley Armstrong announced that a quorum was present and called a meeting of the Board of Directors to order at 7:15 p.m. at 2 Rincon, Irvine, California.

**ATTENDANCE**

**Present:**

Shelley Armstrong, President  
Gary Plooster, Vice President  
Larry Kroll, Secretary  
Gary Brenkman, Treasurer  
Phil Lisle, Director

Loraine Grove, Total Property Management

**Absent:**

None

**HOMEOWNER FORUM**

6 Vispera (Alex Fardanesh)

Homeowner, Alex Fardanesh, was present to inform the Board he would submit an Architectural Application no later than May 31, 2003 for the painting of the wood trim, siding and fencing.

**COMMITTEE REPORTS**

**Architectural:** No report

**Monument Signs:** No report

**Social:** Home Tour is scheduled for June 8<sup>th</sup> between 1:00 PM and 4:00 PM. Participants are to meet at the pool.

**TREASURER'S REPORT**

Treasurer Gary Brenkman reviewed the current financial status. A motion was made, seconded, and carried unanimously to accept the February 28, 2003 and March 30, 2003 financial statements and associated outstanding aging reports subject to review by the CPA at fiscal year end.

**CONSENT CALENDAR**

A motion was made, seconded, and carried unanimously to remove item C. "March 10, 2003 Annual Meeting Minutes" from the Consent Calendar and approve the remaining items, which consisted of the following:

February 20, 2003 Meeting Minutes  
February 20, 2003 Executive Meeting Minutes  
CPA Representation Letter & Audit

Reserve Study Proposal by Foresight Financial Services to perform an update with a site inspection in the amount of \$765.00.

### **DISCUSSION ITEMS**

#### **March 10, 2003 Annual Meeting Minutes**

A motion was made, seconded, and carried unanimously to approve the March 10, 2003 Annual Meeting minutes with the noted correction Larry Kroll was not present.

#### **Additional Summer Patrol Service**

A motion was made, seconded and carried unanimously to have Securtec perform two random patrols on Friday and Saturday nights of one hour each commencing the first Friday in June 2003 at a cost of \$25.00 per hour or \$400.00 for a four-week period.

#### **Concrete Grinding**

A motion was made, seconded and carried unanimously to approve Carasso Construction Services proposal dated February 24, 2003 in the amount of \$7,921.00 to perform various concrete grinding and replacement to be funded from Street Reserves #3326.

#### **Root Pruning/Root Barriers**

It was noted to calendar root pruning/root barriers and note in 2004/2005 budget.

#### **Tree Fertilization Program**

Management was instructed to inform the landscaper that the Board is not interested in the tree fertilization program at this time.

#### **Committee Role/Volunteer**

A motion was made, seconded and carried unanimously to appoint Keith Sanders to the Landscape Committee and Building Grounds Committee.

#### **Architectural Guidelines for Remodels**

It was agreed that adopting Architectural Guidelines for remodels would not be possible as there are too many acceptable options.

### **ADJOURNMENT**

There being no further business to come before the board a motion was made, seconded, and carried unanimously to adjourn the meeting at 8:30 p.m.

The next scheduled Board meeting will be held on June 9, 2003 at 7:00 p.m. to be held at 27 Sonrisa.