

**CANYON CREEK HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES**

FEBRUARY 7, 2005

PROOF OF NOTICE OF MEETING

Elva Garcia stated the Annual Meeting notices and proxies were mailed to the 128 owners of record on which consisted of 128 envelopes containing said notices being deposited in a U.S. Post Office for delivery by first class mail.

ANNOUNCEMENT OF QUORUM

Elva Garcia reported that a quorum had been established with over 25% owners of the 128 owners of record represented either in person or by proxy.

CALL TO ORDER

President Shelly Armstrong called the meeting to order at 7:00 p.m.

INTRODUCTION OF CURRENT BOARD MEMBERS

The current Board of Directors was introduced as well as the Management Representative, Elva Garcia, of Total Property Management.

READING OF PRIOR YEAR'S ANNUAL MEETING MINUTES

UPON MOTION DULY MADE, SECONDED AND UNANIMOUSLY PASSED the membership voted to waive reading of the prior year's minutes and approve them as written.

INTRODUCTION OF CANDIDATES AND ADDITION NOMINATIONS

The slate of candidates was announced and the floor was opened for nominations. The candidacy slate consists of the following persons:

Shelly Armstrong (incumbent)
Gary Brenkman (incumbent)
Sam Chinarian

Larry Kroll (incumbent)
Phil Lisle (incumbent)
Dianne O'Keefe (incumbent)

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY PASSED to close the floor to nominations.

APPOINTMENT OF INSPECTORS OF ELECTION

David Melvold volunteered to count the votes and to certify the results of the election.

VOTING PROCEDURES

Management explained that cumulative voting procedures would be used whereby each unit owner may cast the number of votes equal to the positions open, which would be five (5) per unit. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY PASSED to close registration.

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BALLOTING

Owners cast their votes and UPON A MOTION DULY MADE, SECONDED AND UNANIMOUSLY PASSED, voted to cease balloting. At this time the Inspectors of Election tallied the votes. During this time a question and answer period ensued.

RESULTS OF ELECTION

The new Board of Directors for Canyon Creek Homeowner Association is as follows:

Shelly Armstrong	Phil Lisle
Gary Brenkman	Dianne O'Keefe
Larry Kroll	

RESULTS OF ELECTION

To comply with the IRS Revenue Ruling 70-604, if the Association has a surplus of funds at the budget year-end, the membership is required to vote to apply any excess funds to next year's assessment to reduce potential tax liabilities.

The result of this vote was **For** the application of any excess fund to next year's assessments to reduce potential tax liabilities.

BUSINESS

It was suggested and approved that election proxies in the future would include an attachment of brief statements from each candidate.

ADJOURNMENT

There being no further business to come before the membership, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY PASSED to adjourn the meeting. The meeting was adjourned at 7:35 P.M.