

**CANYON CREEK HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
October 10, 2005**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on October 10, 2005 at 17 Sonrisa, Irvine, California.

**ATTENDANCE**

**Present:**

Shelley Armstrong	President
Dianne O'Keefe	Vice President
Gary Brenkman	Treasurer

**Absent:**

Larry Kroll	Secretary
Phil Lisle	Director

**OTHERS PRESENT**

Kevin Palmer	Total Property Management, Inc.
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**CALL TO ORDER**

A quorum was present and President Shelley Armstrong called the meeting to order at 7:12 PM

**CONSENT CALENDAR**

A motion was made, seconded and carried unanimously to approve the Consent Calendar, which consisted of the following:

- September 12, 2005 General Session Meeting Minutes
- September 12, 2005 Executive Session Meeting Minutes

**HOMEOWNER FORUM**

No homeowners were present.

**COMMITTEE REPORTS**

**Landscape-** A brief discussion ensued on whether to re-seed the bare turf areas in the community this year: In the interest of saving the association money the Board resolved to forgo re-seeding this year and will review again in 2006.

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**Architectural**

A discussion ensued regarding the painting of 5 Trovita. The Board of Directors directed the management company to send the homeowner a new Architectural Application and requests that he re-submit with applicable color scheme.

**TREASURER'S REPORT**

A motion was made, seconded and carried unanimously to accept the September 30, 2005 Financial Statement and outstanding aging report subject to audit at the fiscal year end.

**RULES AND REGULATIONS**

A motion was made, seconded and carried unanimously to mail to the homeowners the Rules and Regulations as amended.

**PATROL SERVICE**

A motion was made, seconded and carried unanimously to have the Patrol Service curtail service immediately between the hours of 4:00 p.m. and 1:00 a.m. at the pool on the days Sunday through Thursday. They voted to continue to have a Patrol person every Friday and Saturday between the hours of 9:00 p.m. and 1:00 a.m.

A motion was made, seconded and carried unanimously to have the Patrol Service patrol the pool area between the hours of 4:00 p.m. and 1:00 a.m. from December 23, 2005 until January 3, 2005.

**MONEY MARKET ACCOUNT**

A motion was made, seconded and carried unanimously to reduce the amount of the US Bank Money Market Account to \$50,000.00 and roll the balance of the Money Market Account to Pacific Mercantile Bank if the interest rate will be 4%.

**BUDGET**

A motion was made, seconded and carried unanimously to approve the Annual Budget for the fiscal year 2006 with an increase in dues of 11.4% to the new monthly maintenance assessment of \$144.00.

**AUDIT AND TAXES**

A motion was made, seconded and carried unanimously to approve the audit and tax proposal submitted by Robert Owen, CPA. This is at a cost of \$590.00.

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**ADJOURNMENT**

A motion was made, seconded, and carried unanimously to adjourn the meeting at 9:20 PM to Executive Session to review contracts.

Attest: \_\_\_\_\_  
Shelley Armstrong, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Larry Kroll, Secretary

\_\_\_\_\_  
Date