

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 9, 2006**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on January 9, 2006 at 5 Vispera, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Dianne O'Keefe	Vice President
Larry Kroll	Secretary
Gary Brenkman	Treasurer
Phil Lisle	Member At Large

Directors Absent:

None

Others Present:

Linda Alexander CCAM,	Total Property Management
Brandi Scott	

CALL TO ORDER

A quorum was present and President Shelley Armstrong called the meeting to order at 7:00 PM.

CONSENT CALENDAR

A MOTION WAS MADE, SECONDED AND CARRIED to approve the following items on the consent calendar:

November 14, 2005 General Session Meeting Minutes
November 14, 2005 Executive Session Meeting Minutes
November and December Financial Statement subject to audit by the CPA at fiscal year end

COMMITTEE REPORTS

Architectural: No Report

Social Committee: No Report

Welcoming Committee: No Report

Nominating Committee:

A MOTION WAS MADE AND DULY SECONDED to APPROVE Gary Brenkman, Shelley Armstrong and Phil Lisle to serve on the Nominating Committee for the 2006 Election.

BOARD DISCUSSION ITEMS/MANAGEMENT REPORT

A. Pool Plastering

A MOTION WAS MADE, SECONDED AND CARRIED to APPROVE the proposal from Alan Smith Pool Plastering in the amount of \$18,125 to re-plaster the pool and spa. The Board requested management to check directly with the City of Irvine regarding the necessity for permits and to convey the Boards request that they would prefer if the contractor obtained the appropriate permits. The Board approved to transfer the funds from account #3368.

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B. Landscape Contract

A MOTION WAS MADE, SECONDED AND CARRIED to APPROVE the contract increase with Park West Landscape in the amount of \$42.00 per month due to fuel charge increases. The new monthly fee will now be \$2131.00

C. Personal Touch Additional Services Contract

A MOTION WAS MADE, SECONDED to DENY the proposal submitted by Personal Touch for additional services to clean the Guardhouse and Entrance Sign.

D. Security System Proposals

A MOTION WAS MADE, SECONDED to TABLE the acceptance of the security proposals until the Board deems necessary and will revisit the proposals in July 2006.

E. Renewal of Retainer

A MOTION WAS MADE, SECONDED AND CARRIED to DENY the renewal of the Cane, Walker & Harkins LLP retainer contract.

F. Lighting Repairs

A DISCUSSION WAS HELD upon MOTION DULY MADE AND SECONDED the Board elected to continue to reimburse Homeowner Carol Lund for light bulb replacements, and requested management to inform him that the Association has a service hired to conduct Lighting walks and repairs.

ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS MADE, SECONDED AND CARRIED UNANIMOUSLY to adjourn the meeting at 9:15 P.M.

The next meeting will be held on February 13, 2006 at 2 Rincon at 7:00 P.M.

ATTEST:

SHELLEY ARMSTRONG, PRESIDENT

DATE

LARRY KROLL, SECRETARY

DATE