

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
March 13, 2006**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on March 13, 2006 at 2 Rincon, Irvine California.

ATTENDANCE

Directors Present:

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

Directors Absent:

Larry Kroll	Secretary
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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 7:05 PM.

CONSENT CALENDAR

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

- February 13, 2006 General Session Meeting Minutes
- February 2006 Financial Statement subject to audit by the CPA at fiscal year end
- The transfer of \$510.00 from Reserve account #3314 for the installation of brighter lamps on the walkway near 5 Vispera.

COMMITTEE REPORTS

Architectural:

16 Ramada

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO RATIFY the Architectural Approval to repaint their house.

35 Sonrisa

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO RATIFY THE Architectural Approval for the installation of a new roof.

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BOARD DISCUSSION ITEMS/MANAGEMENT REPORT

Senate Bill 61

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the proposal from Rapkin Gitlin & Beaumont to review the Associations Election Rules and amend them to comply with Senate Bill 61. Management was given a not to exceed cost of \$300.00.

Insurance Renewal

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO RENEW the Association's property / liability/ umbrella/ fidelity bond and D&O insurance through Robco Insurance. The Board requested Management not to forward the renewal agreement until Director Kroll could review the policy in depth.

Concrete Grinding

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the proposal from HOA Doctors in the amount of \$1,200.00 to repair the concrete at the Tot Lot area and along La Dera. This will be paid from account #3306.

Removal of the Bougainvillea at 7 Puerto

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO DENY the proposal from Park West Landscape for the removal of the Bougainvillea.

Fence Menders

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the proposal from Fence Menders to repair the wrought iron fence at 7 Puerto in the amount of \$750.00. This will be paid from account #3308.

Bot Dot Installation

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE Quickle Paving to perform the installation of reflective pavement markers in the Association. Management was requested to obtain a proposal for two additional intersections. The Board also requested management to inquire about having yellow reflective markers along with painting yellow street divider lines.

Pool Rule Sign and Tennis Court Rules Sign

A MOTION WAS MADE SECONDED, AND UNANIMOUSLY CARRIED TO APPROVE the amended changes to the Pool and Tennis Court Signs.

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ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS MADE, SECONDED AND CARRIED UNANIMOUSLY to adjourn into Executive Session at 8:30 P.M.

The next meeting will be held on April 10, 2006 at 9 Tamizar at 7:00 P.M.

ATTEST:

SHELLEY ARMSTRONG, PRESIDENT

DATE

LARRY KROLL, SECRETARY

DATE