

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
April 10, 2006**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on April 10, 2006 at 9 Tamizar, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Dianne O'Keefe	Vice President
Gary Brenkman	Treasurer
Larry Kroll	Secretary

Directors Absent:

Phil Lisle	Member At Large
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Others Present:

Brandi Scott	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 7:45 PM.

CONSENT CALENDAR

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

- March 13, 2006 General Session Meeting Minutes with amended changes
- March 2006 Financial Statement subject to audit by the CPA at fiscal year end
- Ratify the Approval to cancel the \$15 Million umbrella policy with Robco Insurance and replace it with the \$2 Million umbrella policy with AIG.
- Ratify the Approval to transfer \$18,155.00 from reserve account #3368 to operating for the re-plastering of the pool and spa.
- Ratify the Architectural Approval for 8 Trovita for the installation of wrought iron fencing around the upper windows and for the installation of gutters and downspouts.
- Ratify the Architectural Approval for 21 Trovita for the installation of vinyl windows.
- Ratify the Architectural Approval for 2 Vispera for the replacement of kitchen windows.

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BOARD DISCUSSION ITEMS/MANAGEMENT REPORT

Tile Replacement in the Pool Shower

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO TABLE the proposals from ProTec Building Services, HOA Doctors, and Millennium Building Services until the Board could obtain additional bids from a tile installation professional.

Pool Pump Room Repairs

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO TABLE the proposals from Professional Craftsman, HOA Doctors, and Millennium Building Services due to the Board requesting different material options. The Board requested management to inquire about a waterproof material rather than a water resistant material. This will be put on the Agenda for of August 2006.

Placement of the Bougainvillea

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE sending letters to 1 Sonrisa, 11 Sonrisa, and 33 Sonrisa requesting them to trim their Bougainvillea per the following guidelines: No less than three feet off the ground; no more than two feet deep; and no more than two feet higher than the block wall.

Architectural Committee

A discussion was held concerning the Architectural Committee, A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE and request Management to notify the Architectural Committee that unusual Architectural Applications should be brought to the attention of the Board to ensure that the application is in compliance with the CC&R's and building codes.

ADJOURN

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn into Executive Session at 9:15 P.M.

The next meeting will be held on May 8, 2006 at 5 Vispera at 7:00 P.M.

ATTEST:

SHELLEY ARMSTRONG, PRESIDENT

DATE

LARRY KROLL, SECRETARY

DATE