

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE SESSION MINUTES
June 12, 2006**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on June 12, 2006 at 2 Rincon, Irvine California.

ATTENDANCE

Directors Present:

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

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 8:35 PM.

CONTRACTS

Three Phase Electric

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the revised contract with Three Phase Electric.

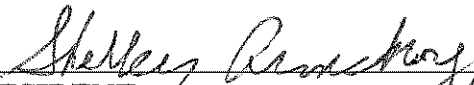
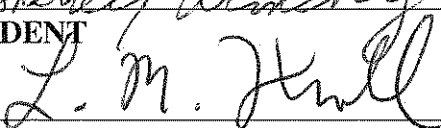
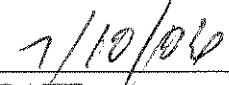
Master Protection

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the revised contract with Three Phase Electric. The Board requested a change in the Post Orders that stated the expanded pool hours and the patrol route that is walked every night.

ADJOURNMENT:

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 9:00 PM.

ATTEST:

 _____ PRESIDENT	 _____ SECRETARY	 _____ DATE
		_____ DATE

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
June 12, 2006**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on June 12, 2006 at 2 Rincon, Irvine California.

ATTENDANCE

Directors Present:

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

Directors Absent: None

Others Present:

Brandi Scott Total Property Management, Inc.

CALL TO ORDER

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:15 PM.

EXECUTIVE SESSION DISCLOSURE

Director, Armstrong announced issues discussed in the previous Executive Session consisted of violations.

CONSENT CALENDAR

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

- ❖ Approval of the May 8, 2006 General Session Meeting Minutes
- ❖ Ratify the architectural approval for 18 Redonda for the installation of Metal Rain Gutters.
- ❖ Ratify the architectural approval for 14 Ramada to paint the exterior of their home.
- ❖ Ratify the architectural approval for 10 Ramada for the installation of a new roof.
- ❖ Ratify the architectural approval for 24 Rincon to paint the garage door, the trim around the door and upper windows.
- ❖ Ratify the architectural approval to install new windows and to change the exterior of the windows for 2 Rincon.
- ❖ Ratify the architectural approval for 17 Sonrisa for the installation of a new roof.
- ❖ Ratify the architectural approval for 16 Redonda to replace the front door.
- ❖ Ratify the architectural approval for 13 Vispera for the installation of two Lamppost lights.

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MANAGEMENT FINANCIAL REPORT

First Bank CD account #1121

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO CLOSE the CD with First Bank in the amount of \$71,083.78. The Board resolved to reinvest the moneys with a different Bank that will provide the highest prevailing rate. The Board requested Management to E-Mail director, Brenkman the different options so that he may make a decision on the reinvestment.

US Bank Money Market

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO TRANSFER \$50,000 from the US Bank Money Market account and reinvest it in a CD with the highest prevailing rate. The Board requested Management to E-Mail director, Brenkman the different options so that he may make a decision on the reinvestment.

BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT

Reserve Study Proposals

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the Reserve Study proposal from Foresight Financial for an On-site inspection in the amount of \$895.00.

Parking Variance

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO send 7 Sonrisa a courtesy letter requesting the Homeowner to reapply for a parking variance for his recreational vehicle.

Gate Code

A discussion was held concerning changing the gate code at the end of June. A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to not proceed in changing the gate code this year. The Board resolved to re-visit this issue next year.

ADJOURN


A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the Meeting at 9:15 P.M.

The next meeting will be held on July 10, 2006 at 17 Sonrisa at 7:00 P.M.

ATTEST:



SHELLEY ARMSTRONG, PRESIDENT



DATE



LARRY KROLL, SECRETARY



DATE