

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

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on July 10 2006 at 17 Sonrisa, 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	Total Property Management, Inc.
Brandi Scott	Total Property Management, Inc.
Maxwell Moore	Master Protection Security Services

CALL TO ORDER

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:10 PM.

CONSENT CALENDAR

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

- ❖ Approval of the June 12, 2006 General Session Meeting Minutes
- ❖ Approval of the June 12, 2006 Executive Session Meeting Minutes
- ❖ Approval of the June 2006 Financial Statement, subject to audit at fiscal year end. (Mailed separately)
- ❖ Ratify the Architectural Approval for 8 Vispera for the replacement of the Patio Cover located in the back yard.
- ❖ Ratify the Architectural Approval for 15 Sonrisa for the installation of a new roof.
- ❖ Ratify the Architectural Approval for 26 Rincon to replace the windows at the front of the house.
- ❖ Ratify the Architectural Approval for 17 Sonrisa to replace the existing Rain Gutters
- ❖ Ratify the \$71, 000 deposit with Imperial Capital Bank to purchase a CD for a one year term at a rate of 5.4%.

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PAGE 2 OF 2**

BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT

Master Protection Security Services

A discussion was held with Master Protection Security Services and the Board about new the new management and the revised services provided. The Board requested Master Protection to provide proposals for emergency calls.

Tree Trimming

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO TABLE the proposal presented by Park West for tree trimming in the Association. The Board requested Management to obtain additional proposals for comparison.

Parking Variance

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the parking variance to allow the homeowner of 7 Sonrisa to park their recreational vehicle for a 72 hour time frame in a two week period.

Ekim Painting

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE to send Ekim Painting to the Attorney in order to enforce the warranty on work performed.

Wall Repairs

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO TABLE the proposal presented by Rick Hamm Construction to repair the wall located at the pool. The Board requested Management to inquire on the possibility of including additional repairs to the wall located near the entrance gate with the presented proposal.

ADJOURN

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the Meeting at 9:10 P.M.

The next meeting will be held on August 14, 2006 at 2 Rincon at 7:00 P.M.

ATTEST:



SHELLEY ARMSTRONG, PRESIDENT



DATE



LARRY KROLL, SECRETARY



DATE