

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
AUGUST 14, 2006 as Amended**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on August 14, 2006 at 2 Rincon, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Larry Kroll	Secretary
Gary Brenkman	Treasurer

Directors Absent:

Dianne O'Keefe	Vice President
Phil Lisle	Member At Large

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 7:10 PM.

CONSENT CALENDAR

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

- ❖ Approval of the July 10, 2006 General Session Meeting Minutes convenient upon amended changes
- ❖ Approval of the July 2006 Financial Statement, subject to audit at fiscal year end. (Mailed separately) Contingent upon amended changes.
- ❖ Ratify the approval of the Architectural Application submitted by 8 Rincon to install a new roof.
- ❖ Ratify the approval of the Architectural Application submitted by 18 Rincon to replace all existing window
- ❖ Ratify the approval of the Architectural Application submitted by 14 Ramada to install rain gutters.
- ❖ Ratify the approval of the Architectural Application submitted by 5 Tamizar to replace existing windows.
- ❖ Ratify the approval of the Architectural Application submitted by 1 Vispera to paint the exterior of their home.
- ❖ Ratify the Approval of the proposal presented by Rick Hamm Construction to repair the block wall located near the spa in the amount of \$1,900.00.

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BOARD FINANCIAL REPORT

Account # 1124

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO CLOSE the CD with First Bank in the amount of \$49,605.17. Board member Gary Brenkman recommended consolidating reserve funds in a brokerage account. The Board resolved to allow Director Brenkman to choose between Merrill-Lynch and UBS Financial to re-invest the monies.

BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT

2006 Reserve Study

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO TABLE the 2006 Reserve Study until the amended changes can be made.

Tree Trimming

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO TABLE the proposal presented by Pacific Cost Arborist for tree trimming in the Association. The Board requested Management to obtain an amended proposal to include the removal of the diseased Liquid Ambers.

Asphalt Architectural Consulting Service


A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO DENY the proposal from Intro Spec Architectural Consultants to perform consulting services for the asphalt repairs in the Association.

ADJOURN

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the Meeting at 8:55 P.M.

The next meeting will be held on September 11, 2006 at 17 Sonrisa at 7:00 P.M.

ATTEST:



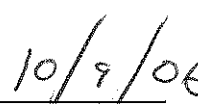
SHELLEY ARMSTRONG, PRESIDENT



DATE



LARRY KROLL, SECRETARY



DATE