

**CANYON CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
SEPTEMBER 11, 2006**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on September 11, 2006 at 9 Tamizar, Irvine California.

**ATTENDANCE**

**Directors Present:**

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

**Directors Absent:**

None

**Others Present:**

Linda Tietz                      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 August 14, 2006 General Session Meeting Minutes as amended
- ❖ Approval of the August 31, 2006 Financial Statement, subject to audit at fiscal year end. (Mailed separately)

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**BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT**

**2006 Reserve Study**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE final copy, including the changes, done by Foresight Financial Services dated August 31, 2006, which shows the association 80% funded.

**Tree Trimming**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO add account number 5560 to the current financial for tree trimming and use this operating category to code the annual tree trimming costs.

**Tree Trimming Proposal**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the amended proposal from Pacific Coast Arborist in the amount of \$11,176, which should not include the tree that fell at the tot lot.

**Pump Room Upgrade**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the proposal from PCW Contracting in the amount of \$9,490, and to have management obtain a cost from Marco Polo Pool Service to remove and replace the equipment during construction.

**Fall Over Seeding**

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO not approve the proposal from Parkwest Landscape in the amount of \$2,670, as the Board feels that this is not a prudent expenditure of funds and does not enhance the community.

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ADJOURN

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the Meeting at 9:25 pm.

The next meeting will be held on October 9, 2006 at 17 Sonrisa at 7:00 pm.

ATTEST:

  
\_\_\_\_\_  
SHELLEY ARMSTRONG, PRESIDENT

10/9/06  
DATE

  
\_\_\_\_\_  
LARRY KROLL, SECRETARY

10/9/06  
DATE