

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
October 9, 2006**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on October 9, 2006 at 17 Sonrisa, 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 7:15 PM.

CONSENT CALENDAR

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

- ❖ September 11, 2006 General Session Meeting Minutes as presented
- ❖ 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)

BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT

Draft Budget

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED TO APPROVE the changes made by Board Treasurer Gary Brenkman, which will be e-mailed to management with final changes. The changes will reflect no increase in dues (\$144.00) and will include the 4% cpi to the management company per their contract.

Removal and Storage of Pool Equipment Proposals

Marco Polo submitted proposal in the amount of \$1,600. A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal, but have management check other sources for this service in case there is a more reasonable bid while checking out other pool service vendors.

Marco Polo submitted a bid for the spa pump, but the Board determined that since one pump had already been replaced on an emergency basis, the equipment is running well at this point without changing out the other pump.

The Board determined to obtain bids for pool service and also other proposals for moving of the pool/spa equipment during construction of the pool cabana.

29 Sonrisa Block Wall

Only one bid was submitted for the repair of this wall. Orange Coast Building Services in the amount of \$6,895. This item was tabled for further review of vendors and stability of the wall.

Tax/Audit Preparation Bid

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the bid from Robert Owens, CPA, if he reduces his cost to \$850.

Asphalt Proposal

Since only one bid was received from National Paving in the amount of \$292,915, the board determined to find other vendors and determine what the reserve contributions are.


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ADJOURN

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the Meeting at 9:05 pm.

The next meeting will be held on November 13, 2006 at 5 Vispera at 7:00 pm.

ATTEST:



SHELLEY ARMSTRONG, PRESIDENT



DATE



LARRY KROLL, SECRETARY



DATE