

**CANYON CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
January 8, 2007**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on January 8, 2007 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 A

**Directors Absent:**

None

**Others Present:**

Linda Tietz	Total Property Management, Inc.
Vance Bennett	New Architectural Committee Member

**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:

- December 11, 2006 General Session Meeting Minutes as presented
- December 2006 Financial Statement, subject to audit at fiscal year end.  
(Mailed separately)

**BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT**

A MOTION WAS MADE, SECONDED AND CARRIED TO set a meeting with Irvine Ranch Water District to review the community issues regarding water billing and over-usage of water allotment, which caused the penalties.

**BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT (continued)**

**Lien Issues**

APN #530-151-01 \$308.00. A MOTION WAS MADE, SECONDED AND CARRIED to proceed with the lien if the homeowner has not paid by the February statement.

**Proserve Proposal**

A MOTION WAS MADE, SECONDED AND CARRIED to approve the proposal from Proserve to replace the old shower valve, handle and add new automatic shut off for the pool shower in the amount of \$1,324.86 + \$75.00 if a new head is required.

**Pool/Patio Trellis Proposals**

A MOTION WAS MADE, SECONDED AND CARRIED to table this proposal for the pool/patio trellis rebuild, in order to obtain additional bids with other types of materials, such as vinyl and/or aluminum.

**Janitorial Contract**

A MOTION WAS MADE, SECONDED AND CARRIED to approve the new contract from Personal Touch Janitorial with an annual increase of \$76.75 effective January 1, 2007.

**Asphalt Proposals**

A MOTION WAS MADE, SECONDED AND CARRIED to have management go out to bid again on asphalt replacement bids as the 2 bids received for the community were in excess of \$200,000, which would deplete the entire reserve fund. Management will ask for bids to require recommendations from new contractors as to what can be done to conserve the repairs and try to gain another 3-5 years out of the existing asphalt by doing partial now and do in phases.

**Perimeter Wall Responsibility**

The Board discussed the issue of the responsibility of the perimeter walls of individual homeowners, which are inside the community. This is an on-going issue and the CC&R's being silent on the issue do not determine what needs to be done regarding the repair of individual walls. No decision was made and the discussion and means to try to resolve continue.

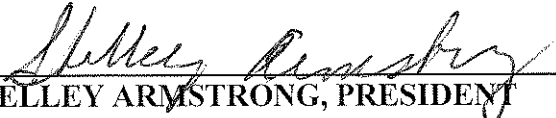
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ADJOURN

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

The next General Session meeting will be held on March 12, 2007. The Annual meeting will be held on February 12, 2007 with no General Session.

ATTEST:

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

3/12/07  
DATE

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

3/12/07  
DATE