

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
September 10, 2007**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on August 13, 2007 at 2 Rincon, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Gary Brenkman	Treasurer
Larry Kroll	Secretary
Phil Lisle	Member at Large

Directors Absent:

None

Others Present:

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

CALL TO ORDER

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:20 pm.

HOMEOWNER FORUM

Question and answer period and update on current issues. Former board member Don Stewart and his wife were present to discuss neighboring issue with vacant home with pool of which they called vector control to come out and treat. Also, issues of over-watering in the community and recommending a Weather Trak was recommended to be checked out and considered.

CONSENT CALENDAR

A MOTION WAS MADE, SECONDED AND CARRIED to approve the General Session Meeting Minutes – August 13, 207

EXECUTIVE MEETING DISCLOSURE

The issue of the following property was discussed in Executive Session and the Board made a recommendation of 50% payment up front and keep current all dues outstanding.

APN 530-15-12

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TREASURERS REPORT

A MOTION WAS MADE, SECONDED AND CARRIED to approve the August 2007 financials as presented.

BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT (continued)

Architectural Committee

No issues at this time.

Entry Gate Equipment

A MOTION WAS MADE, SECONDED AND CARRIED to again table the decision on further gate equipment until Gary Brenkman has had time to compare the systems available for replacement.

Pool/Spa Equipment

A MOTION WAS MADE, SECONDED AND CARRIED to accept the bid from Marco Polo in the amount of \$1,042, to replace the old 2 spa motors and replace the updated 3 HP Pentari Whisper pump.

Draft Budget/Reserve Study

The draft budget was prepared with the draft reserve study recommendations and the last 12 months operating expenditures. A MOTION WAS MADE, SECONDED AND CARRIED to table the decision for the Treasurer to review and make appropriate changes and submit to management.

Water Conservation

A MOTION WAS MADE SECONDED AND CARRIED to research satellite tracking and other systems that may be more efficient and save water and money for the Association. Weather Trak was recommended as a good source.

Wrought Iron Painting

A MOTION WAS MADE, SECONDED AND CARRIED to approve the bid from Fence Menders to paint and repair/replace the pickets (as necessary) for the entry gates in the amount of \$2,438.00. The Association will provide the type and selection of paint to be used.

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ADJOURN

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the meeting at 8:50 pm.

ATTEST:

L.M. JHM

10/15/07
Date