

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
September 22, 2008**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on September 22 at 2 Rincon, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong President
Larry Kroll Secretary
Phil Lisle Member at Large

Directors Absent:

Gary Brenkman Treasurer

Others Present:

Linda Tietz Total Property Management, Inc.

CALL TO ORDER

A quorum was present and President, Shelley Armstrong called the meeting to order

HOMEOWNER FORUM

No homeowners present.

CONSENT CALENDAR

A MOTION WAS MADE, SECONDED AND CARRIED to approve the General Session Meeting Minutes – July 24, 2008.

TREASURERS REPORT

A MOTION WAS MADE, SECONDED AND CARRIED to approve the July and August 2008 financials pending audit at FYE.

Lien Approval

A MOTION WAS MADE, SECONDED AND CARRIED to approve the following lein: APN 530-153-05 and to confirm the name of the latest name on the deed as may have changed as of August 28, 2008.

Architectural Committee

2 Trovita – Architectural Application was submitted with colors, but returned to homeowner to obtain neighbor advisement section.

BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT

Tennis Court Benches

A MOTION WAS MADE, SECONDED AND CARRIED to approve the expenditure of \$2,000.00 to purchase 2 8ft. (\$470/ea.) and 1 6 ft. (\$428/ea) portable benches, in brown metal to be used on the tennis court.

Pool Umbrellas

A MOTION WAS MADE, SECONDED AND CARRIED to approve the expenditure of \$558.00 to purchase 1 additional umbrella and pole to attach to the existing structure at the pool after color swatch samples have been received.

Proserve Plumbing Proposal

A MOTION WAS MADE, SECONDED AND CARRIED to table the final decision on the toilets until the flooring has been completed.

Caliber Paving Proposal/Inspection

A MOTION WAS MADE, SECONDED AND CARRIED to table a decision on the proposal as the repairs on Sonrisa and Ramada will be done by the Gas Company and the Board would like to have an explanation of why would this street require \$16,860 to petromat overlay, which was not done during the original installation. Management to obtain information and/or repairs using mastic in this area to fill cracks.

Pool Cabana – Termite Inspection

A MOTION WAS MADE, SECONDED AND CARRIED to approve the termite report from O'corra Termite in the amount of \$1,600 and to obtain a supplemental report for the interior of the guard house and interior of the pool pump room and also to have O'corra Termite break out the cost of the actual treatment and the cost of the repairs/paint separately.

Fence Menders – Wrought Iron Bid

A MOTION WAS MADE, SECONDED AND CARRIED to table the decision on the fence repairs and obtain the name of the company now in process at Northwinds Homeowners Association, to obtain a bid from them on the process and company they are using.

Reserve Study/Draft Budget

A MOTION WAS MADE, SECONDED AND CARRIED to have the Treasurer review the study in connection with the draft budget prior to final approval.

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Entry Gate Landscaping

A review of the entry gate areas was discussed and a proposal will be requested from the Architectural Landscaper recommended by Monica Younger. A MOTION WAS MADE AND CARRIED to appoint Monica Younger as Landscape Chairman and coordinate walk thrus with her.

ADJOURN

A MOTION WAS MADE, SECONDED AND CARRIED to adjourn the meeting at 8:05 pm.

ATTEST:

L.M. Hill

10/13/08

Date