

**CANYON CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
December 8, 2008**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on December 8, 2008 at 5 Vispera, Irvine California.

**ATTENDANCE**

**Directors Present:**

Shelley Armstrong    President  
Gary Brenkman        Treasurer  
Larry Kroll            Secretary

**Directors Absent:**

Phil Lisle            Member at Large

**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 issues for discussion – entry planting still being coordinated and will wait until after January 2009 to continue with planting

**CONSENT CALENDAR**

A MOTION WAS MADE, SECONDED AND CARRIED to approve the General Session Meeting Minutes – November 10, 2008.

**TREASURERS REPORT**

A MOTION WAS MADE, SECONDED AND CARRIED to approve the following:

September and October 2008 financial statements as presented, subject to CPA review at fiscal year end.

**Lien approval**

None

**Architectural Committee**

No items pending

**CANYON CREEK HOA**

General Session Meeting Minutes

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**BOARD DISCUSSION ITEMS/ MANAGEMENT REPORT**

**Wrought Iron Bids**

A MOTION WAS MADE, SECONDED AND CARRIED to approve the bid from Fence Menders for repair and painting in the amount of \$12,995 for the section from the fire gate next to 17 Ramada, along the creek bed, till the end of the common area fence at Puerto. This includes the pool perimeter gate.

The Board also approved the quote of \$998 to spot prime and paint all stationary panels, pedestrian gate, and vehicle gates.

**Front Entry Upgrade**

A MOTION WAS MADE, SECONDED AND CARRIED to approve \$1,000.00 and to issue a deposit check for \$500.00 to obtain the plan for planting prior to any work commencement and to continue to coordinate through Monica Younger.

**Virginia Graeme Baker Pool/Spa Legislation**

A MOTION WAS MADE, SECONDED AND CARRIED to approve the bid from Hunter Pool Service and try to obtain additional bid if time permits. Total bid to deepen the sumps and install new vent covers - not to exceed \$7,000 for both the pool and spa. Coordinate with Hunter Pool to reduce the cost if possible on the change out and not using the pumps if this is appropriate within the law.

**ADJOURN**

A MOTION WAS MADE, SECONDED AND CARRIED to adjourn the meeting at 7:55 pm.

**ATTEST:**

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\_\_\_\_\_ **Date**