

**CANYON CREEK HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES**

FEBRUARY 9, 2009

PROOF OF NOTICE OF MEETING

Robert Ball & Associates stated the Annual Meeting notices and ballots were mailed to the 128 owners of record on which consisted of 128 envelopes containing said notices being deposited in a U.S. Post Office for delivery by first class mail.

ANNOUNCEMENT OF QUORUM

The inspector of elections Robert Ball reported that a quorum had been established with over 51% owners of the 128 owners of record represented either in person or by proxy.

CALL TO ORDER

President Shelley Armstrong called the meeting to order at 7:07 p.m.

INTRODUCTION OF CURRENT BOARD MEMBERS

The current Board of Directors was introduced as well as the Management Representative, Joshua Scott, of Total Property Management.

READING OF PRIOR YEAR'S ANNUAL MEETING MINUTES

The reading and approval of the 2008 Annual meeting minutes were tabled till they can be re-created.

INTRODUCTION OF CANDIDATES AND ADDITIONAL NOMINATIONS

The slate of candidates was announced and the floor was opened for nominations. The candidacy slate consists of the following persons:

Shelley Armstrong (incumbent)	Larry Kroll (incumbent)
Gary Brenkman (incumbent)	Phil Lisle (incumbent)
Donald Flick	Jim Hensley
Anil Suri	

A MOTION WAS MADE, SECONDED AND UNANIMOUSLY PASSED to close the floor to nominations.

VOTING PROCEDURES

Management explained that cumulative voting procedures would be used whereby each unit owner may cast the number of votes equal to the positions open, which would be five (5) per unit. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY PASSED to close registration.

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PAGE TWO**

RESULTS OF ELECTION

The new Board of Directors for Canyon Creek Homeowner Association is as follows:

Shelley Armstrong
Phil Lisle
Gary Brenkman
Larry Kroll
Jim Hensley

RESULTS OF ELECTION

To comply with the IRS Revenue Ruling 70-604, if the Association has a surplus of funds at the budget year-end, the membership is required to vote to apply any excess funds to next year's assessment to reduce potential tax liabilities.

The result of this vote was **for** the application of any excess fund to next year's assessments to reduce potential tax liabilities.

ADJOURNMENT

There being no further business to come before the membership, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY PASSED to adjourn the meeting. The annual meeting was adjourned at 7:20 P.M.