

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
FEBRUARY 9, 2009**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on February 9, 2009 at 5 Vispera, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Gary Brenkman	Treasurer
Phil Lisle	Member at Large
Jim Hensley	Member at Large

Directors Absent:

Larry Kroll	Secretary
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Also Present:

Three Homeowners	
Joshua Scott CCAM	Total Property Management, Inc.
Elva Gonzalez CCAM	Total Property Management, Inc.

CALL TO ORDER

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:22 pm.

EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session on January 12, 2009 to hold a hearing and discuss delinquency matters.

HOMEOWNER FORUM

No issues to discuss.

CONSENT CALENDAR

A motion was made, seconded, and unanimously approved, to approve the minutes of the December 8, 2008, and January 12, 2009 Board of Directors meeting.

COMMITTEE REPORTS

Architectural Committee

Vance Brown spoke before the Board and presented a list of all architectural improvements within Canyon Creek.

COMMITTEE REPORT:

Landscape Committee

Monica Younger spoke before the Board and explained the plans for the re-landscaping of the front entryways.

The Board reviewed the IRWD water report and briefly discussed possible solutions to the water penalties.

MANAGEMENT FINANCIAL REPORT:

Management informed the Board of the financial status of the association, which consisted of \$36,116.84 in the operating account and \$264,822.82 in the Reserve account as of December 31, 2008.

A Motion was made, and seconded to approved the Financial material for January 31, 2009 subject to audit review. The motion passed unanimously.

Gary Brenkman reported on the Association's current finances and gave an overview of how close the association is on budget.

BOARD DISCUSSION & MANAGEMENT REPORT

OLD BUSINESS

Wrought Iron – The project is nearly completed. Fence Menders is finishing the repainting of the perimeter fence from the fire gate to next to 17 Ramada, along the creek bed, through the end of the common area fence at Puerto.

The color to be used on all wrought iron throughout the association is Dunn Edwards DEC-755 Cocoa.

Entry gate planting – The Board reviewed the proposal for the entry gate planting and proposals from the Association's Landscaper to perform the job. The Board tabled further discussion of the entryway until the landscape walk.

Pool and Spa – Hunter Pools has completed the upgrades to the pool and spa drains in compliance with the Virginia Graeme Baker Pool and Safety Act by January 14, 2009.

Pool Umbrella – The Board instructed Management to order another umbrella in a taupe color. The umbrella is scheduled to arrive February 12, 2009

NEW BUSINESS

Tom Jordan Proposals

A motion was made, and seconded to approve the proposal to replace the toilets in the pool restrooms for \$1030.00

The Board of directors tabled the painting of the bathroom floor till management is able to acquire more information on the material being used.

The Board of Directors tabled the approval to fill in the cracks in the cement by the tot-lot.

ROOFING PROPOSAL:

The Board of Directors tabled the approval of Antis Roofing's proposal to repair the roof in the pool house until management could get two more bids.

LANDSCAPE PROPOSAL:

A motion was made, and seconded to approve the proposal to remove the Carrotwood tree near the tennis courts that is causing damage to the surrounding foundation in the amount of \$650.00 contingent that the approval included stump grinding.

CALENDAR ITEMS

The Board requested that a proposal to trim the Ficus trees at the entrance corners be presented in the April Board of Directors Meeting. Pacific Arborist was the vendor last used.

ADJOURN

A motion was made, seconded and carried to adjourn the meeting at 8:35 pm. To Executive session. The motion passed unanimously.

ATTEST:

Date

Date