

**CANYON CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
APRIL 13, 2009**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on April 13, 2009 at 17 Sonrisa, Irvine California.

**ATTENDANCE**

**Directors Present:**

Shelley Armstrong	President
Jim Hensley	Vice President
Gary Brenkman	Treasurer
Don Flick	Member at Large

**Directors Absent:**

Larry Kroll	Secretary
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**Also Present:**

Homeowners	
Joshua Scott CCAM	Total Property Management, Inc.
Two Homeowners	

**CALL TO ORDER**

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:04 pm.

**EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive Session on April 13, 2009 to discuss delinquency matters.

**HOMEOWNER FORUM**

A Homeowner expressed concern over the upkeep of the roses at the entryway.

**CONSENT CALENDAR**

A motion was made, seconded, and unanimously approved, to approve the minutes of the March 9, 2009, regular Board of Directors meeting as amended.

**COMMITTEE REPORTS**

**Architectural Committee**

The Architectural Committee briefly discussed the use of darker colors, which has been requested more in recent Architectural Applications.

**COMMITTEE REPORT:**

**Landscape Committee**

Monica Younger spoke before the Board and regarding the replanting of the entryways and requested that The Board begin budgeting for a landscaping project at the pool.

**MANAGEMENT FINANCIAL REPORT:**

Management informed the Board of the financial status of the association, which consisted of \$40,561.55 in the operating account and \$259,852.80 in the Reserve account as of March 31, 2009.

Gary Brenkman gave the Treasurer's Report on the Association's current finances and gave an overview of the state of the 2009 budget.

A motion was made, and seconded to approve the financial statement for March 31, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

**LIEN APPROVAL**

A motion was made, and seconded to approve placing a lien on Assessor Parcel Number 530-082-01

**BOARD DISCUSSION & MANAGEMENT REPORT**

**OLD BUSINESS**

Painting of restroom floors – The Board tabled the proposals until further bids were received and the current bids changed to reflect a granite look.

Sidewalk Repairs – The Board of Directors tabled the proposal to fill in the cracks in the cement around the Tot-Lot and instructed management to present two (2) more proposals for removal and re-pouring of the cement with the same specifications.

Roofing Proposal -- A motion was made, seconded, and unanimously passed to approve the proposal as presented by Ozone Roofing in the amount of \$1,370.00 to repair the roof at the pool house.

Lighting Proposal -- The Board of Directors Tabled the decision to approve another lighting contractor for the Association.

**NEW BUSINESS**

Draft Audit

A motion was made, seconded, and unanimously passed to approve the draft audit as presented by Schonwit & Associates.

ADJOURN

A motion was made, seconded and carried to adjourn the meeting at 8:30 pm. The motion passed unanimously.

**ATTEST:**

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**Date**

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**Date**