

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

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on May 13, 2009 at 37 Sonrisa, Irvine California.

ATTENDANCE

Directors Present:

Shelley Armstrong	President
Gary Brenkman	Treasurer
Don Flick	Member at Large
Larry Kroll	Secretary

Directors Absent:

Jim Hensley	Vice President
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Also Present:

Homeowners	
Joshua Scott CCAM	Total Property Management, Inc.
Monica Younger	Landscape Chairperson
Mr. & Mrs. Melvold	Homeowners
Sam Chinerian	Social Committee
Ed Hunter	Service 1 st Lighting

CALL TO ORDER

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:00 pm.

EXECUTIVE SESSION DISCLOSURE

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

HOMEOWNER FORUM

A Homeowner expressed concern over the tone of a letter that was sent by Management in regards to stop sign removal.

CONSENT CALENDAR

A motion was made, seconded, and unanimously approved, to approve the minutes of the April 13, 2009, regular and executive Board of Directors meeting as amended.

CANYON CREEK HOA

MANAGEMENT FINANCIAL REPORT:

Management informed the Board of the financial status of the association, which consisted of \$45,571.47 in the operating account and \$262,112.91 in the Reserve account as of April 30, 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 April 30, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

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.

Gate Maintenance contract – The Board of Directors tabled the decision to approve of another Gate Maintenance Contract.

Summer Security Service -- A motion was made, seconded, and unanimously passed to approve the proposal as presented by Master Protection Services in the amount of \$16.85 per hour.

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 9:00 pm. The motion passed unanimously.

ATTEST:

Date

Date