

**CANYON CREEK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
AUGUST 11, 2009**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on August 11, 2009 at 17 Sonrisa, Irvine California.

ATTENDANCE

Directors Present:

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

Directors Absent:

None

Also Present:

Joshua Scott CCAM Total Property Management, Inc.

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 July 13, 2009 to discuss delinquency matters.

CONSENT CALENDAR

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

MANAGEMENT FINANCIAL REPORT:

Management informed the Board of the financial status of the association, which consisted of \$48,731.34 in the operating account and \$273,638.33 in the Reserve account as of July 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 July 31, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

A motion was made, seconded, and unanimously approved to file a lien on #APN 530-1522-12

ADJOURN

A motion was made, seconded and carried to adjourn the meeting at 9:00 pm. The motion passed unanimously.

ATTEST:

Date

Date