

**CANYON CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
SEPTEMBER 14, 2009**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on September 14, 2009 at 37 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.
Monica Younger	Landscape Committee Chairperson

**CALL TO ORDER**

A quorum was present and President, Shelley Armstrong called the meeting to order at 7:12 pm.

**EXECUTIVE SESSION DISCLOSURE**

The Board did not meet in Executive Session on September 14, 2009

**CONSENT CALENDAR**

A motion was made, seconded, and unanimously approved, to approve the minutes of the August 18, 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 \$48,536.53 in the operating account and \$277,035.65 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 August 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 530-082-51

A motion was made, seconded, and unanimously passed to approve of the contract submitted by Pacific Coast Arborists to perform the 2009 fall tree trimming in the amount of \$8,109.00

A motion was made, seconded, and unanimously passed to approve for Tom Jordan to purchase a concrete patch kit and perform repairs to a small section in the amount of \$500.00

**ADJOURN**

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

**ATTEST:**

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**Date**

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**Date**