

**CANYON CREEK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
OCTOBER 12, 2009**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on October 12, 2009 at 2 Trovita, Irvine California.

**ATTENDANCE**

**Directors Present:**

Shelley Armstrong	President
Gary Brenkman	Treasurer
Jim Hensley	Vice President
Larry Kroll	Secretary

**Directors Absent:**

Don Flick	Member at Large
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**Also Present:**

Joshua Scott CCAM	Total Property Management, Inc.
Monica Younger	Landscape Committee Chairperson

**CALL TO ORDER**

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

**EXECUTIVE SESSION DISCLOSURE**

The Board did meet in Executive Session on October 12, 2009

**CONSENT CALENDAR**

A motion was made, seconded, and unanimously approved, to approve the minutes of the September 14, 2009, regular Board of Directors meeting as amended.

**MANAGEMENT FINANCIAL REPORT:**

Management informed the Board of the financial status of the association, which consisted of \$50,812.95 in the operating account and \$280,559.06 in the Reserve account as of September 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 September 30, 2009 subject to audit by a CPA at the fiscal year end. The motion passed unanimously.

A motion was made, seconded, and unanimously passed to approve the contract submitted by Schonwit & Associates to perform the annual audit and year-end tax preparation in the amount of \$1000.00

A motion was made, seconded and unanimously approved to terminate the contracted pool service agreement with Hunter Pool Service for failure to follow the Boards direction to not drive on the sidewalk.

A motion was made, seconded, and unanimously passed to approve the contract for pool maintenance as submitted by Aqua Blue in the amount of \$2,657.76 annually. \$169.39 per month in the winter and \$273.57 per month during the summer.

A motion was made, seconded, and unanimously passed to approve the request for a 3% increase as submitted by Parkwest Landscaping.

A motion was made, seconded, and unanimously passed to approve the proposal as submitted by Service 1<sup>st</sup> Lighting to upgrade the lights along the walkway and pool in the amount of \$30,050.00 minus 5% if 50% deposit is made.

A motion was made, seconded, and unanimously passed to approve the 2009 Budget with an increase from \$144.00 per month to \$147.00 per month.

A motion was made, seconded, and unanimously passed to approve of a Special Assessment in the amount of 5% of the annual budget. Each Homeowner's Special Assessment will be in the amount of \$86.00

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**